



CITY DEVELOPMENT DELEGATED COMMITTEE AGENDA

**Tuesday 28 October, 2025
6:30 PM**

**Council Chamber
Level 1
Footscray Town Hall
61 Napier St, Footscray**

MEMBERSHIP

Councillor Bernadette Thomas (Chair)
Councillor Cuc Lam
Councillor Samantha Meredith
Councillor Elena Pereyra
Councillor Mohamed Semra
Councillor Pradeep Tiwari
Councillor Susan Yengi

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Agenda Item 5.1

CONFIRMATION OF MINUTES - 24 SEPTEMBER 2025

Director: Lucas Gosling
Director Customer and Corporate Services

Author: Phil McQue
Manager Governance and Commercial Services


PURPOSE

To present the minutes of the City Development Delegated Committee Meeting held on 24 September 2025 for confirmation.

ISSUES SUMMARY

- The Maribyrnong City Council Governance rules requires Council to keep minutes of each meeting of the Council and Delegated Committees, and for minutes to be submitted to the next appropriate meeting for confirmation.

ATTACHMENTS

1. Unconfirmed Minutes - 24 September, 2025 [↓](#) 

OFFICER RECOMMENDATION

That the City Development Delegated Committee confirms the minutes of the City Development Delegated Committee Meeting held on 24 September 2025.

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BACKGROUND

The minutes of meetings remain unconfirmed until the next appropriate meeting of Council.

DISCUSSION/KEY ISSUES

1. Key Issues

Council's Governance Rules requires Council to confirm its minutes at the next appropriate meeting.

2. Council Policy/Legislation

Council Plan 2025-2029

This report contributes to Council's strategic objectives contained in the Council Plan 2025-2029 by considering:

- Ethical governance - Council will govern ethically, with consultation, integrity and transparency

Legislation

Local Government Act 2020

Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

Human Rights Consideration

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

3. Engagement

Nil.

4. Resources

Nil.

5. Environment

Nil.

CONCLUSION

The unconfirmed minutes of the City Development Delegated Committee Meeting held on 24 September 2025 are presented for confirmation.

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U N C O N F I R M E D M I N U T E S



CITY DEVELOPMENT DELEGATED COMMITTEE MINUTES

**Wednesday 24 September, 2025
6:30 PM**

**Council Chamber
Level 1
Footscray Town Hall
61 Napier Street, Footscray**

MEMBERSHIP

Councillor Bernadette Thomas (Chair)
Councillor Cuc Lam
Councillor Samantha Meredith
Councillor Elena Pereyra
Councillor Mohamed Semra
Councillor Susan Yengi

To be confirmed at the City Development Delegated Committee Meeting
to be held on 28 October, 2025

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U N C O N F I R M E D M I N U T E S

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U N C O N F I R M E D M I N U T E S

1. COMMENCEMENT OF DELEGATED MEETING AND WELCOME

The meeting commenced at 6:32pm.

The Chair, Cr Bernadette Thomas made the following acknowledgement statement:

"Maribyrnong City Council acknowledges the Traditional Custodians of the land, the Wurundjeri Woi Wurrung and Boon Wurrung Bunurong Peoples of the Kulin Nation and pays its respects to their Elders, past, present and emerging".

PRESENT

Councillor Bernadette Thomas (Chair)
Councillor Cuc Lam (online)
Councillor Samantha Meredith
Councillor Elena Pereyra
Councillor Mohamed Semra
Councillor Susan Yengi

IN ATTENDANCE

Chief Executive Officer, Celia Haddock
Acting Director Customer and Corporate Services, Phil McQue
Director Community Life, Maria Weiss
Director Infrastructure Services, Patrick Jess
Director Planning and Environment, Mike McIntosh
Acting Manager Governance and Commercial Services, Chris Southavong
Acting Coordinator Governance, Michelle McCulloch
Coordinator Economic Development and Smart Cities, Bruce Marshall

2. APOLOGIES

Nil.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

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U N C O N F I R M E D M I N U T E S

4. PUBLIC QUESTION TIME

Public Question Time commenced at 6:34pm and two questions were received.

Fadhullah Yusof asked the following questions:

1. Based on City Development Delegated Committee meeting on 25 February 2025 show limited discussion of environmental impacts from the NextDC M3 data centre at 27 Indwe Street, aside from noting that diesel storage falls under other agencies' jurisdiction. Could the Committee advise whether a comprehensive environmental impact assessment was undertaken or required as part of the planning process, addressing noise, air quality from generators, heat emissions, water use for cooling, and traffic volumes?

Response:

The Director of Planning and Environment advised that an environmental impact assessment was not undertaken nor required in the assessment of the data centres.

2. What mitigation measures are included in the permit conditions, and how will these be monitored to protect nearby residential amenity?

Response:

The Director of Planning and Environment noted that while no environmental impact assessment was undertaken, there are permit conditions for the data centres that aim to protect the amenity of the surrounding neighbourhood from any off-site impact, including noise level and traffic movements.

The Chair, Cr Bernadette Thomas declared Public Question Time closed at 6:35pm

5. CONFIRMATION OF MINUTES

5.1. Confirmation of Minutes - 29 July 2025

To present the minutes of the City Development Delegated Committee Meeting held on 29 July 2025 for confirmation.

Committee Resolution

That the City Development Delegated Committee confirms the minutes of the City Development Delegated Committee Meeting held on 29 July 2025.

Moved: Cr Elena Pereyra
Seconded: Cr Samantha Meredith

Councillors Bernadette Thomas, Cuc Lam, Samantha Meredith, Elena Pereyra, Mohamed Semra and Susan Yengi voted **FOR** the motion.

CARRIED

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U N C O N F I R M E D M I N U T E S

6. OFFICER REPORTS

6.1. Footscray CBD Place Plan 2025-26

To seek Council endorsement of the Footscray CBD Place Plan 2025–26.

Committee Resolution

That the City Development Delegated Committee endorse the Footscray CBD Place Plan 2025-26, shown at Attachment 1.

Moved: Cr Susan Yengi
Seconded: Cr Mohamed Semra

Councillors Bernadette Thomas, Cuc Lam, Samantha Meredith, Elena Pereyra, Mohamed Semra and Susan Yengi voted **FOR** the motion.

CARRIED

6.2. Future Footscray Steering Group - Terms of Reference

To seek Council endorsement of the Terms of Reference for the Future Footscray Steering Group and transition process of the Steering Group to Council stewardship.

Committee Resolution

That the City Development Delegated Committee:

- 1. Endorses the decision to take over the stewardship of the Future Footscray Steering Group;*
- 2. Endorses the Future Footscray Steering Group Terms of Reference, shown at Attachment 1, and the initiation of an Expression Of Interest process by Council to fill the positions of the Steering Group in line with the Terms of Reference; and*
- 3. Notes that a future report will be presented to Council following the Expression of Interest process for endorsement of the recommended appointees to the Future Footscray Steering Group.*

Moved: Cr Elena Pereyra
Seconded: Cr Mohamed Semra

Councillors Bernadette Thomas, Cuc Lam, Samantha Meredith, Elena Pereyra, Mohamed Semra and Susan Yengi voted **FOR** the motion.

CARRIED

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U N C O N F I R M E D M I N U T E S

7. Councillor Question Time

Nil.

8. Urgent Business

Nil.

9. Delegated Meeting Closure

The Chair, Cr Bernadette Thomas, declared the meeting closed at 6:50pm.

To be confirmed at the City Development Delegated Committee Meeting
to be held on 28 October, 2025.

Chair, Cr Bernadette Thomas

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**PLANNING APPLICATION TP113/2025(1) - 18 BIRDWOOD STREET,
MARIBYRNONG**

Director: **Mike McIntosh**
 Director Planning and Environment

Author: **Rory MacDonald**
 Manager City Development

PURPOSE

To present for consideration a planning application for 18 Birdwood Street, Maribyrnong which has received 19 objections to date.

APPLICATION RECEIVED	24 April 2025
APPLICATION NUMBER	TP113/2025(1)
APPLICANT	C L Nguyen
SITE ADDRESS	18 Birdwood Street Maribyrnong
PROPOSAL	To partially demolish and construct an extension to a dwelling in a Heritage Overlay.
ZONE	Neighbourhood Residential Zone – Schedule 1
OVERLAYS	Heritage Overlay (HO12) Development Contributions Plan Overlay – Schedule 2
INTERNAL REFERRALS	Heritage Advisor, Building Services, Environmental Health
EXTERNAL REFERRALS	n/a
COST OF DEVELOPMENT	\$250,000.00
WARD	Burndap Ward
ADVERTISED	Yes
NUMBER OF OBJECTIONS	19
DATE OF PLANNING FORUM	17 September 2025
REASON FOR CONSIDERATION BY COUNCIL	More than 10 objections






ISSUES SUMMARY

- Approval is sought for a partial demolition, rear extension and other alterations to an existing dwelling in a Heritage Overlay
- The application was advertised and received 19 objections
- The key concerns relate to the proposed works and their impact on the heritage significance of the building, excessive occupancy of the site, amenity concerns and concerns regarding traffic on Birdwood Street
- A planning permit is required for demolition, as well as buildings and works under the Heritage Overlay

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- Concerns have been raised around the building's use as a rooming house. The proposed use meets the criteria to be 'as of right' and therefore the use of the building does not and cannot form part of this assessment
- The application is recommended for approval, subject to the conditions as outlined in Attachment 1

ATTACHMENTS

1. Proposed Permit Conditions for Committee's consideration [↓](#) 
2. Planning Permit Triggers and Policy Context [↓](#) 
3. Summary of Objections and Officer Response [↓](#) 
4. Advertised Plans for Committee's consideration [↓](#) 
5. Subject Site and Surrounding Area Photos [↓](#) 

OFFICER RECOMMENDATION

That the City Development Delegated Committee:

1. **Issue a Notice of Decision to Grant a Permit 'to partially demolish and construct an extension to a dwelling in a Heritage Overlay' subject to conditions contained in Attachment 1; and**
2. **Note the delegation of the Manager City Development to settle any matter before the Victorian Civil and Administrative Tribunal which may arise as a result of the issuing of this planning permit.**

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BACKGROUND

1. Proposal

The proposal is for demolition and works to an existing dwelling, details of which are as follows:

- Partial demolition of the existing dwelling including:
 - Internal demolition (permit not required)
 - Demolition of rear living and laundry rooms
 - Demolition of rear verandah
 - Demolition of existing front door and decking
- Construction of a rear extension to the existing dwelling:
 - Total floor area of 257.03sqm
 - Maximum extension height of 4.86 metres high
 - Construction of a new verandah and shed to the rear of the site.
- Replacement of existing front door and decking to meet accessibility requirements.
- Construction of an accessibility ramp at the front of the building.

2. Site and Surrounds

Subject Site

The subject site is located on the northern side of Birdwood Street, Maribyrnong. It is 37.52 metres long and 15.24 metres wide, providing a total area of 571.80 square metres.

The site contains a single storey weatherboard dwelling with a metal roof. The dwelling contains two bedrooms, a living space, kitchen, laundry room and one bathroom. The dwelling has a narrow setback from the western boundary of 1.165 metres, and a wider setback of 2.437m from the eastern boundary

To the front of the site is a front garden space and porch. Along the front boundary of the site is a tall wooden picket fence. Vehicular access is provided to the site via a crossover from Birdwood Street. To the rear of the site is a veranda and a metal shed.

Title Particulars/Restrictive Covenants/Easements

The site is formally described as Lot 83 on Title Plan 010486, in Volume 07172 Folio 241. The site is not affected by any restrictive covenants, s173 Agreements or easements.

Surrounding Area and Abutting Properties

The surrounding area is mostly residential, with the subject site being in a Neighbourhood Residential Zone and a Heritage Overlay. The site is also in close proximity to the Edgewater Neighbourhood Activity Centre and Route 82 tram line.

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Adjoining the site to the west is no. 20 Birdwood Street, which contains a single storey weatherboard dwelling with a terracotta tiled roof. The dwelling has a wall on the common title boundary with the subject site. There is a high white wooden picket fence along the front boundary of the site, and vehicular access is provided via a crossover from Birdwood Street.

Adjoining the site to the east is no. 16 Birdwood Street, which contains a single storey weatherboard dwelling with a terracotta tiled roof. The dwelling has narrow setbacks from the subject site. There is a low wire fence along the front boundary of the site, and vehicular access is provided via a crossover from Birdwood Street.

Adjoining the site to the north (rear) is no. 17 Monash Street, which contains a single storey weatherboard dwelling with a metal roof. There is a significant rear setback from the boundary with the subject site and dwelling itself, however, there exists a shed-like structure along the subject site boundary.

Directly opposite of Birdwood Street to the south is an intersection between Birdwood Street and Kallara Grove. On the corners of this intersection are no. 19 and no. 21 Birdwood Street, two double storey brick dwellings with terracotta tiled roofs.



Image 1: subject site shown with a blue dotted line and surrounding area (VicPlan, accessed 3 September 2025).

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Site History

There have been no previous planning applications for this site according to Council's records.

3. Permit Triggers & Policy Context

The proposal requires a permit under the Maribyrnong Planning Scheme. Refer to Attachment 2 for a detailed list of permit triggers.

The relevant sections of the Planning Policy Framework have been considered in forming this report, listed at Attachment 2.

An assessment of the extent to which the nature of the use and works (i.e. for the purpose of a Rooming House), is provided in the 'Discussion' section below.

4. Human Rights Consideration

The report and its contents do not impede the human rights listed in the *Charter of Human Rights and Responsibilities Act 2006*.

5. Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

6. Notification

The application was advertised pursuant to Section 52 of the *Planning & Environment Act 1987*. 19 objections were received and the grounds of objections related to:

- Concerns of the development's impact on the heritage qualities of the building.
- Excessive occupancy of the site.
- Amenity and safety concerns arising from the site's proposed use as a rooming house.
- Traffic and parking concerns arising from the site's proposed use as a rooming house.

7. Referrals

The application was referred to the following internal Council departments:

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Internal department	Officer Response
Heritage Advisor	<p>The proposal is supported in full, for the following reasons:</p> <ul style="list-style-type: none">• Demolition is generally limited to interior and rear of the heritage building, removing elements that are non-significant.• Removal of front door does not adversely affect significance of heritage place because the building will predominantly remain intact and continue to be a contributory element in the streetscape.• Installation of accessibility ramp does not adversely affect significance of heritage place because it is low to ground, and does not interfere visually with view of building.• The proposed addition is set back behind heritage building, maintains existing side setbacks, is lower in height than the heritage building and therefore has minimal visual impact on the historic streetscape.
Building	<p>A Building Permit will be required for demolition works, and proposed additions/alterations of existing Class 1a Dwelling and change of use to a Class 1b Rooming House.</p> <p>An Occupancy Permit is required for the Class 1b Rooming House.</p> <p>The owner is required to engage the services of a private Building Surveyor before commencing any works.</p>
Environmental Health	<p>Application will be required to be submitted for registration as a Rooming House under the <i>Public Health and Wellbeing Act</i>, which has not been received yet.</p> <p>No concerns were raised after reviewing plans.</p>

DISCUSSION

Having regard to the relevant planning controls and the decision guidelines, the key aspects that need to be considered as part of the assessment include:

- Are the proposed works acceptable having regard to the purpose and objectives of the Heritage Overlay?
- Use of the land and buildings and works associated with a rooming house.

As a permit is only triggered under the Heritage Overlay, assessment of the application is limited to the purpose and objectives of the Heritage Overlay, as well as against the strategies of the relevant Heritage Precinct.

Are the proposed works acceptable having regard to the purpose and objectives of the Heritage Overlay?

The site is contained within HO12 – War Service Homes Heritage Area. This heritage precinct contains the following strategies:

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- Conserve and enhance the identified contributory elements in the area and individually significant places, as expressive of the City's best example of a War Service estate.
- Retain the garden setting of the homes with common front and side setbacks.
- Encourage the retention and reinstatement of fences from the relevant era.
- Encourage concealed or recessive motor vehicle access and garaging.
- Encourage the retention and reinstatement of bluestone kerbs, gutters and concrete footpaths paving in streets.
- Ensure new crossovers are single width and limited to one per allotment.
- Ensure the finish of new crossovers matches the surface of adjoining footpath in colour.

Demolition to the existing dwelling is generally contained to the rear sections of the dwelling, which will not remove any contributory elements of the building nor affect how the heritage building is viewed from the streetscape.

Demolition to the front of the site is limited to removal and replacement of the front door and front decking, which is not a substantial extent of demolition and will not adversely affect significance of the heritage place. The proposed accessibility ramp to the front of the site does not detract from the heritage significance of the building as it is low to the ground and not visually dominant from the public realm. No change to the existing vehicle access is proposed, with no new garages or car parking spaces. Similarly, landscaping within the front setback is largely unchanged, with the garden setting of the building retained.

The proposed extension is contained entirely to the rear of the subject site and is lower in height than the retained section of the dwelling to the front of the site. Therefore, the proposed works are not highly visible from the public realm on Birdwood Street. Where limited views are possible on the oblique, along the side setback of the dwelling, the extension walls will utilise 'Duragroove' fibre cement weatherboard vertical cladding in a Dulux 'White Duck Half' colour. This material and colour palette will respect the existing heritage qualities of the dwelling, whilst also suitably distinguishing itself as a new contemporary extension. The roof will utilise a green Colorbond steel, consistent with the existing green corrugated iron roof. Proposed solar panels to the roof of the retained building will be located on the north face of the roof and therefore will not be visible from the public realm.

It is considered the application is acceptable in relation to the purpose and objectives of the Heritage Overlay. Furthermore, the proposal has the support of Council's Heritage Advisor.

Use of the land and buildings and works associated with a rooming house

The proposed works are associated with the existing dwelling being converted into a rooming house.

Under Clause 52.23-2 (Rooming House – Use Exemption), any requirement in the Neighbourhood Residential Zone to obtain a permit to use land for a rooming house does not apply if all the following requirements are met:

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- Any condition opposite the use 'rooming house' in the table of uses in the zone or schedule to the zone is met.
- The total floor area of all buildings on the land, measured from the outside of external walls or the centre of party walls, does not exceed 300 square metres, excluding outbuildings.
- No more than 12 persons are accommodated.
- No more than 9 bedrooms are provided.

This proposal is exempt from requiring a permit as a rooming house for the following reasons:

- There is no condition that needs to be met under the Neighbourhood Residential Zone or a schedule to the zone.
- The total floor area of the building, measured from the outside of external walls is 257.03sqm, which is less than 300sqm.
- No more than 12 persons are accommodated. The applicant has stated in their response to objections that only 9 persons are to be accommodated on site.
- Only 9 bedrooms are provided.

Furthermore, under Clause 52.23, any requirement in the Neighbourhood Residential Zone to obtain a permit for buildings and works associated with a rooming house does not apply if all the following requirements are met:

- No more than 9 bedrooms are developed on the land.
- Bedrooms can only be accessed from within the building.
- The total floor area of all buildings on the land, measured from the outside of external walls or the centre of party walls, does not exceed 300 square metres, excluding outbuildings.
- If the development is in the General Residential Zone or Neighbourhood Residential Zone, a garden area is provided in accordance with the minimum garden area requirement specified in the zone.
- Shared entry facilities and common areas, including a kitchen and living area, are provided.

This proposal is exempt from requiring a permit for buildings and works associated with a rooming house for the following reasons:

- Only 9 bedrooms are provided.
- Bedrooms can only be accessed from within the building.
- The total floor area of the building, measured from outside of external walls is 257.03sqm, which is less than 300sqm.
- The site meets the garden area requirements under the Neighbourhood Residential Zone (30% of the site = 171.54sqm), by providing a total garden area of 233.44sqm.
- Shared entry facilities and common areas, including a kitchen and living area are provided.

Therefore, Council is unable to consider the proposed change of use as it does not require a planning permit under the Maribyrnong Planning Scheme.

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Response to objections / concerns

A response to the grounds of objections which have not otherwise been covered in the body of this report are included at Attachment 3.

CONCLUSION

The proposal meets the overall intent and objectives of the State and Local Planning Policy Frameworks, including the objectives of Clause 43.01 of the Maribyrnong Planning Scheme.

Having considered all relevant matters, including those required by s60 of the *Planning and Environment Act 1987* and Clause 65 of the Maribyrnong Planning Scheme, the application should be supported.

Agenda Item 6.1 - Attachment 1

ATTACHMENT 1: PERMIT CONDITIONS FOR COUNCIL CONSIDERATION	
APPLICATION NUMBER:	TP113/2025(1)
SITE ADDRESS:	18 Birdwood Street Maribyrnong
PROPOSAL:	To partially demolish and construct an extension to a dwelling in a Heritage Overlay.
DATE OF MEETING:	28 October 2025

General Conditions

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to any exemption specified in Clause 62 of the Maribyrnong Planning Scheme. NOTE: This does not obviate the need for a permit where one is required.
2. Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority.
3. The site must be drained to the satisfaction of the Responsible Authority. Storm water run-off from the site must not cause any adverse impact to the public, any adjoining site or Council asset. Stormwater from all paved area has to be drained to underground storm water system. Any cut, fill or structure must not adversely affect the natural storm water runoff from and to adjoining properties.
4. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.
5. This permit will expire if one of the following circumstances applies: -
 - a) The development is not started within two years of the date of this permit.
 - b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where development allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Notes

No Clause 54 ResCode Assessment - The permitted development has not been assessed against Clause 54 of the Maribyrnong Planning Scheme as the size of the lot exceeds 300 square metres and a planning permit is only required under the Heritage Overlay. It is the responsibility of the Relevant Building Surveyor to make an assessment against the Building Regulations 2018, Part 5 (Siting) prior to issuing a Building Permit. Matters that do not meet the requirements of the Regulations may require the Report and Consent of Council prior to a building permit being issued. Therefore, issues of amenity such as overlooking, visual bulk and overshadowing have not been assessed in this application.

Building Permit - This is not a Building permit. A building permit may also be required. Please contact your building surveyor.

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Boundary Fences - This permit (unless otherwise stated) does not give approval for the removal or replacement of any boundary fencing. Under the Fences Act 1968 the property owner and the neighbour are equally responsible for any dividing fence. More information on boundary fencing can be obtained at:
<http://disputes.vic.gov.au/fences>

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ATTACHMENT 2: PLANNING PERMIT TRIGGERS AND POLICY CONTEXT

APPLICATION NUMBER:	TP113/2025(1)
SITE ADDRESS:	18 Birdwood Street MARIBYRNONG
PROPOSAL:	To partially demolish and construct an extension to a dwelling in a Heritage Overlay
DATE OF MEETING:	28 October 2025

Permit Triggers & Policy Context

The site is located within a Neighbourhood Residential Zone – Schedule 1 (NRZ1), and is also within a Heritage Overlay (HO12) and Development Contributions Plan Overlay – Schedule 2 (DCPO2).

The relevant permit triggers are contained within Table 1.

Planning Scheme Clause No.	Description of why a permit is required
Clause 43.01-1	To demolish or remove a building.
Clause 43.01-1	To construct a building or construct or carry out works.

Table 1: Table of permit triggers subject to review.

Planning Policy Framework

Clause 02 (Municipal Planning Strategy), including:

- Clause 02.03 (Strategic Directions)
 - Clause 02.03-4 (Built environment and heritage – Building and urban design)
 - Clause 02.03-4 (Built environment and heritage – Neighbourhood character)
 - Clause 02.03-4 (Built environment and heritage – Heritage)
- Clause 02.04 (Strategic Framework Plans)

Clause 15 (Built Environment and Heritage), including:

- Clause 15.01 (Built Environment)
 - Clause 15.01-1S (Urban design)
 - Clause 15.01-2S (Building design)
 - Clause 15.01-5S (Neighbourhood character)
- Clause 15.03 (Heritage)
 - Clause 15.03-1S (Heritage conservation)
 - Clause 15.03-1L-01 (Heritage)
 - Clause 15.03-1L-03 (Heritage precincts)

Aboriginal Cultural Heritage

The subject site is not located within an area of Cultural Heritage Sensitivity under the *Aboriginal Heritage Regulations 2018*. Therefore, a Cultural Heritage Management Plan is not required.

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Reference Documents

- *Heritage Precincts Incorporated Document* (Maribyrnong City Council, 2023)
- *Maribyrnong Heritage Review Volumes 1 –7* (Jill Barnard, Graeme Butler, Francine Gilfedder & Gary Vines, 2001)

Agenda Item 6.1 - Attachment 3

SUMMARY OF OBJECTIONS AND OFFICER RESPONSE

APPLICATION NUMBER:	TP113/2025(1)
SITE ADDRESS:	18 Birdwood Street Maribyrnong
PROPOSAL:	To partially demolish and construct an extension to a dwelling in a Heritage Overlay.
DATE OF COUNCIL MEETING:	28 October 2025

General concerns relating to proposal

- Works are inconsistent with the strategies of the War Services Home Area heritage precinct (HO12).
- The proposal of 9 bedrooms to be provided is considered an overdevelopment of the site.
- Potential amenity, noise and safety concerns associated with future tenants of the rooming house.
- A lack of adequate parking on the site, leading to potential traffic concerns.
- A lack of provision for waste collection services.

Objection	Officer Response
The proposed development is not in line with the heritage characteristics of the War Services Home Heritage Area, Maribyrnong (HO12).	The proposed works are considered an acceptable outcome under the Heritage Overlay as the majority of works are to the rear of the existing building and cannot be seen readily from the public realm. The height of the extension is lower than the portion of the dwelling to be retained, and the proposed materials for the extension compliment the existing heritage home. Furthermore, the proposal has the full support of Council's Heritage Advisor. Further assessment against the Heritage Overlay is provided in the Report to CDDC.
Excessive occupancy and overdevelopment of the site	The use of the land as a rooming house cannot be considered in this application as the proposal meets the exemptions set out in Clause 52.23 of the Maribyrnong Planning Scheme. The use exemption allows up to 12 persons to be accommodated without the need for a planning permit. It is noted that the applicant has claimed that accommodation will be capped at 9 residents only (one per room provided). Regardless, they can accommodate 12 persons, as of right.

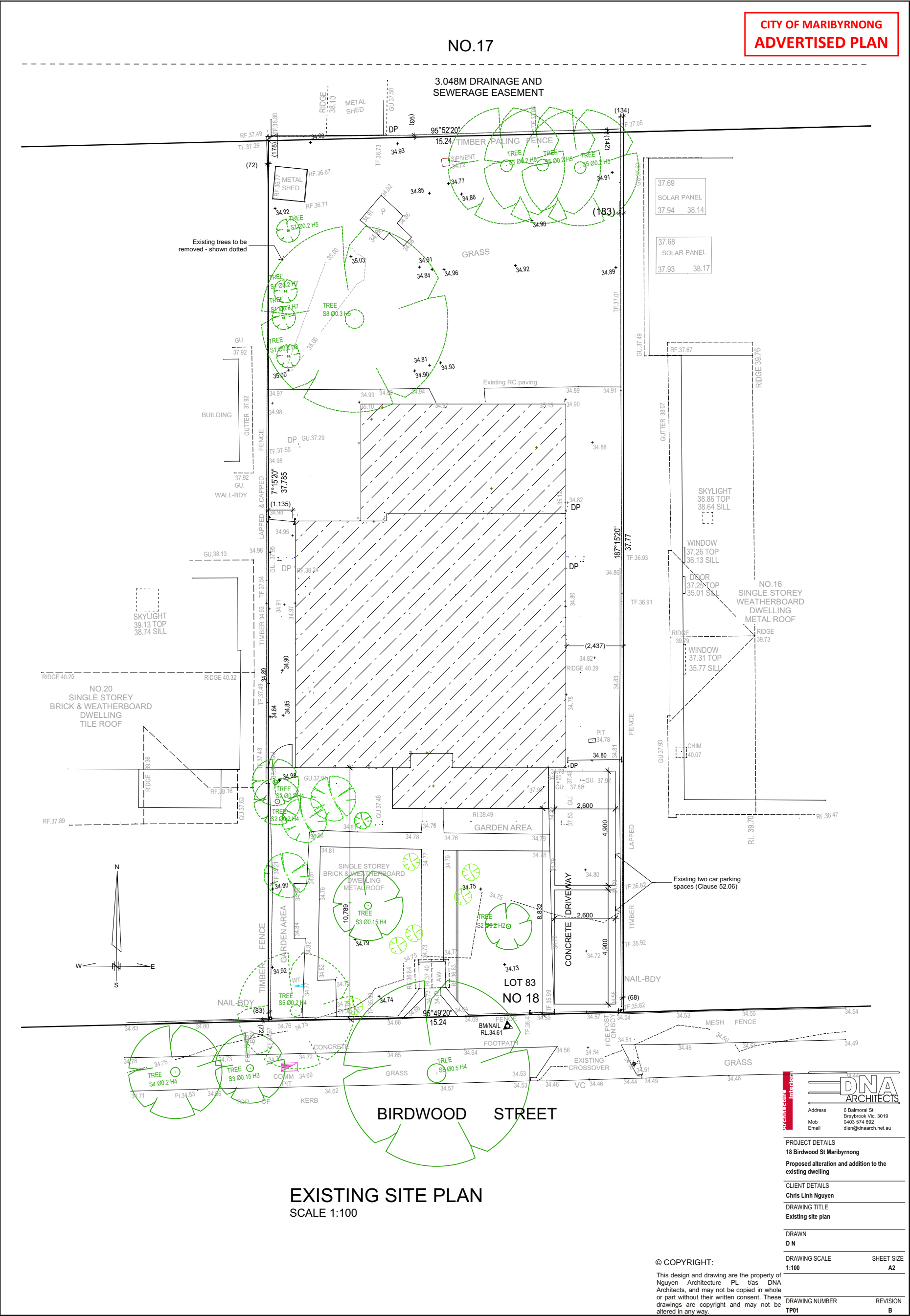
Agenda Item 6.1 - Attachment 3

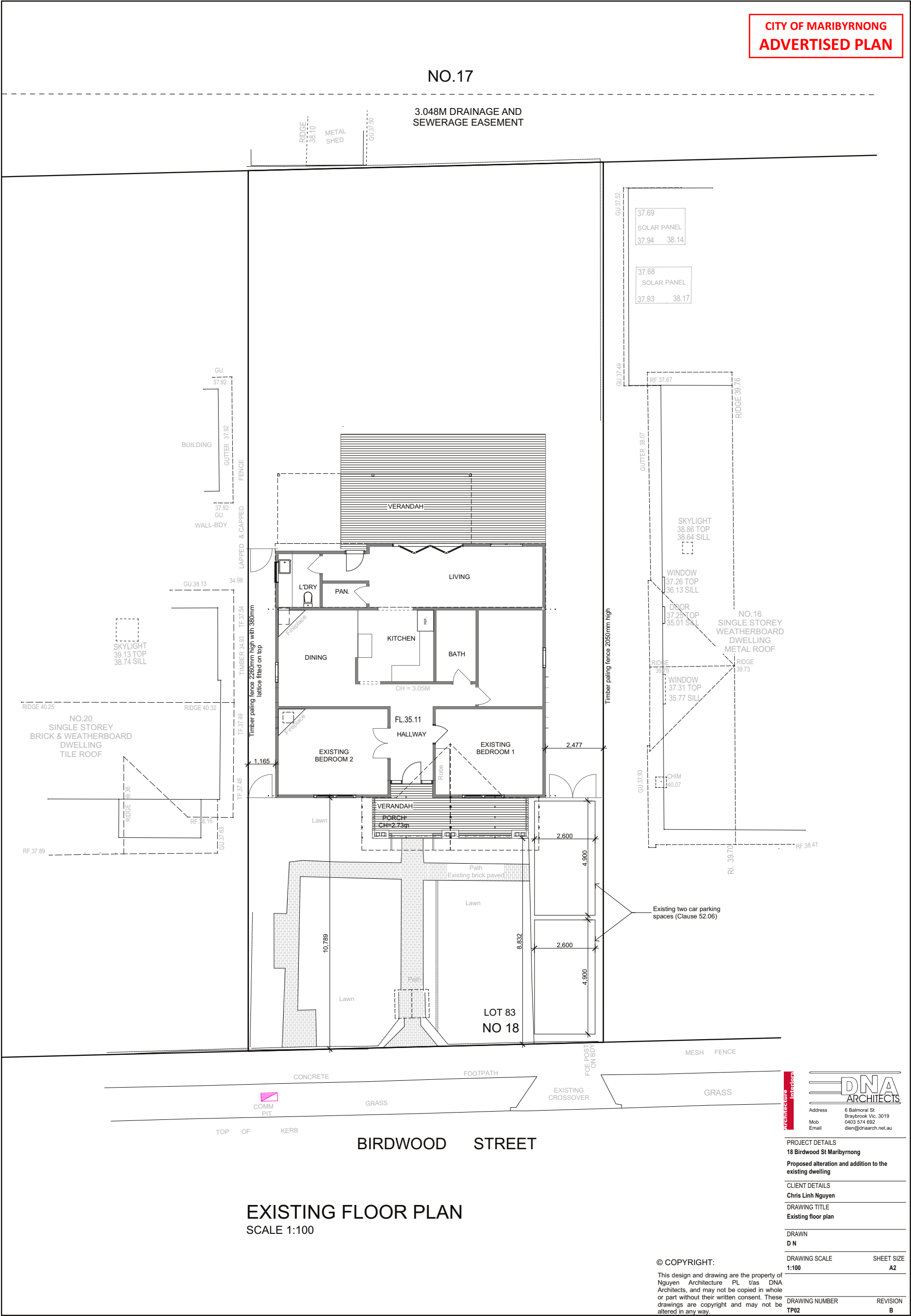
Noise, amenity, safety and behavioural concerns arising from proposed rooming house	<p>These concerns are beyond the remit of the planning process, as the proposal meets the exemptions set out in Clause 52.23 of the Maribyrnong Planning Scheme for use of the land as a rooming house.</p> <p>The proposal will be subject to a building permit, as well as registration as a Rooming House under the <i>Public Health and Wellbeing Act 2008</i> which will ensure the rooming house will meet relevant health and safety standards.</p>
Lack of adequate provision for waste management services	<p>These concerns are beyond the remit of the planning process, as the proposal meets the exemptions set out in Clause 52.23 of the Maribyrnong Planning Scheme for use of the land as a rooming house.</p>
Lack of car parking provided on site and subsequent traffic concerns	<p>The statutory minimum car parking requirement under Clause 52.06 for a rooming house is 1 space to each four bedrooms provided. As the proposal involves 9 bedrooms, a total of two parking spaces to the site is required, which has been provided. Therefore, additional car parking provisions cannot be considered under the Planning Scheme.</p> <p>Additionally, the site benefits from good public transport access being 150 metres away from Bus Route 406 and Tram Route 82 along Gordon Street, as well as Bus Route 409 along Edgewater Boulevard.</p>
Lack of adequate notification to surrounding properties	<p>The application was advertised in accordance with Section 52 of the <i>Planning and Environment Act 1987</i> to directly neighbouring properties.</p>
Negative impact on surrounding property values from proposal	<p>Devaluation of nearby properties is not a relevant consideration under the <i>Planning and Environment Act 1987</i> nor Maribyrnong Planning Scheme.</p>

Suggestions by objectors	Officer Response
Rather the extension being constructed for the purposes of a rooming house, it should be constructed to cater for a family in accordance with the family friendly environment of the area.	Council's assessment of this application is limited to the development's compliance with the objectives, guidelines and strategies of the Heritage Overlay. This is limited to external works to the building only.

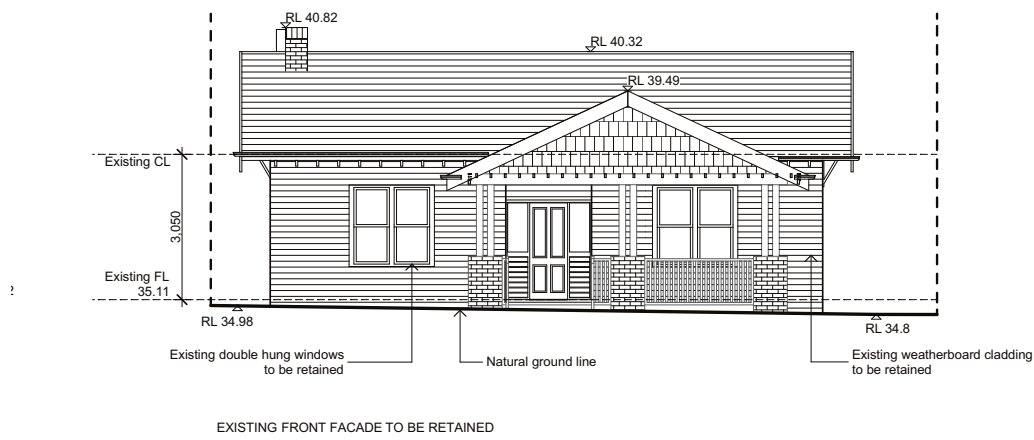
Agenda Item 6.1 - Attachment 3

	The use of the site as a rooming house cannot be considered, as the proposed development meets the exemptions under Clause 52.23 of the Maribyrnong Planning Scheme.
The number of bedrooms proposed should be reduced (e.g. 3-4 bedrooms)	<p>Council's assessment of this application is limited to the development's compliance with the objectives, guidelines and strategies of the Heritage Overlay. This is limited to external works to the building only.</p> <p>The use of the site as a rooming house cannot be considered, as the proposed development meets the exemptions under Clause 52.23 of the Maribyrnong Planning Scheme.</p>
More parking should be provided to the site to meet capacity.	The statutory minimum car parking requirement under Clause 52.06 for a rooming house is 1 space to each four bedrooms provided. As the proposal involves 9 bedrooms, a total of two parking spaces to the site is required, which has been provided. Therefore, additional car parking provisions cannot be considered under the Planning Scheme.
Each bedroom should be provided with its own bathroom.	<p>Council's assessment of this application is limited to the development's compliance with the objectives, guidelines and strategies of the Heritage Overlay. This is limited to external works to the building only.</p> <p>The use of the site as a rooming house cannot be considered, as the proposed development meets the exemptions under Clause 52.23 of the Maribyrnong Planning Scheme.</p>



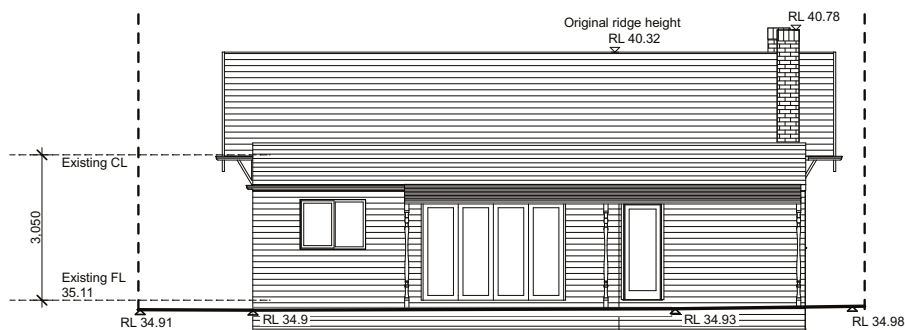


CITY OF MARIBYRNONG
ADVERTISED PLAN

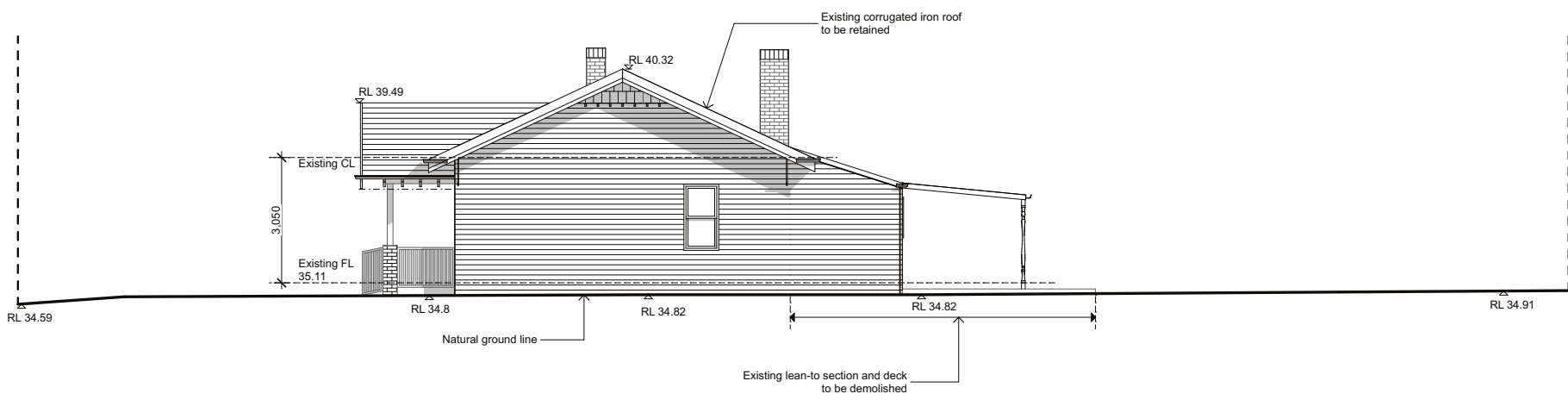


EXISTING FRONT FACADE TO BE RETAINED

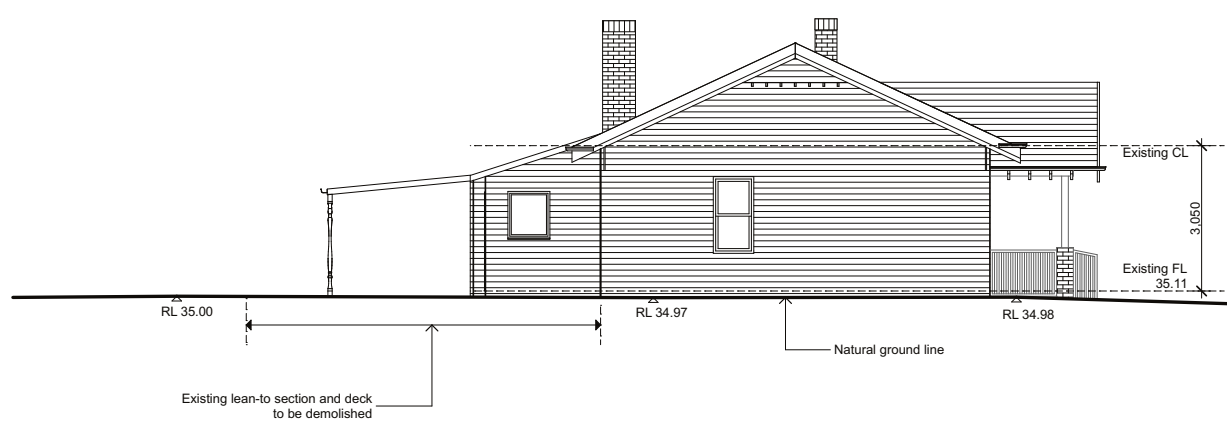
EXISTING SOUTH ELEVATION - FRONT
SCALE 1:100



EXISTING NORTH ELEVATION - REAR
SCALE 1:100



EXISTING EAST ELEVATION
SCALE 1:100



EXISTING WEST ELEVATION
SCALE 1:100

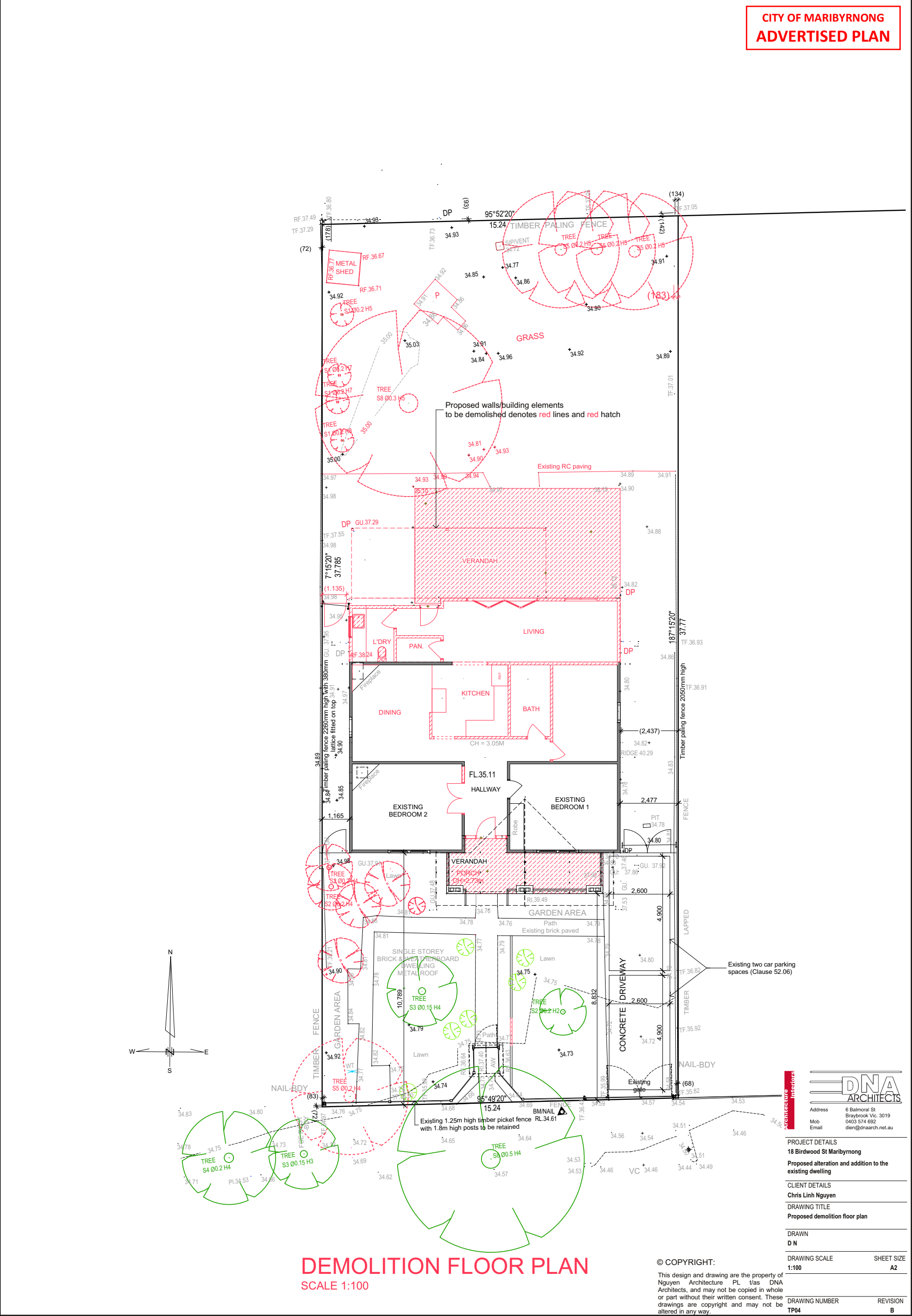
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Interiors

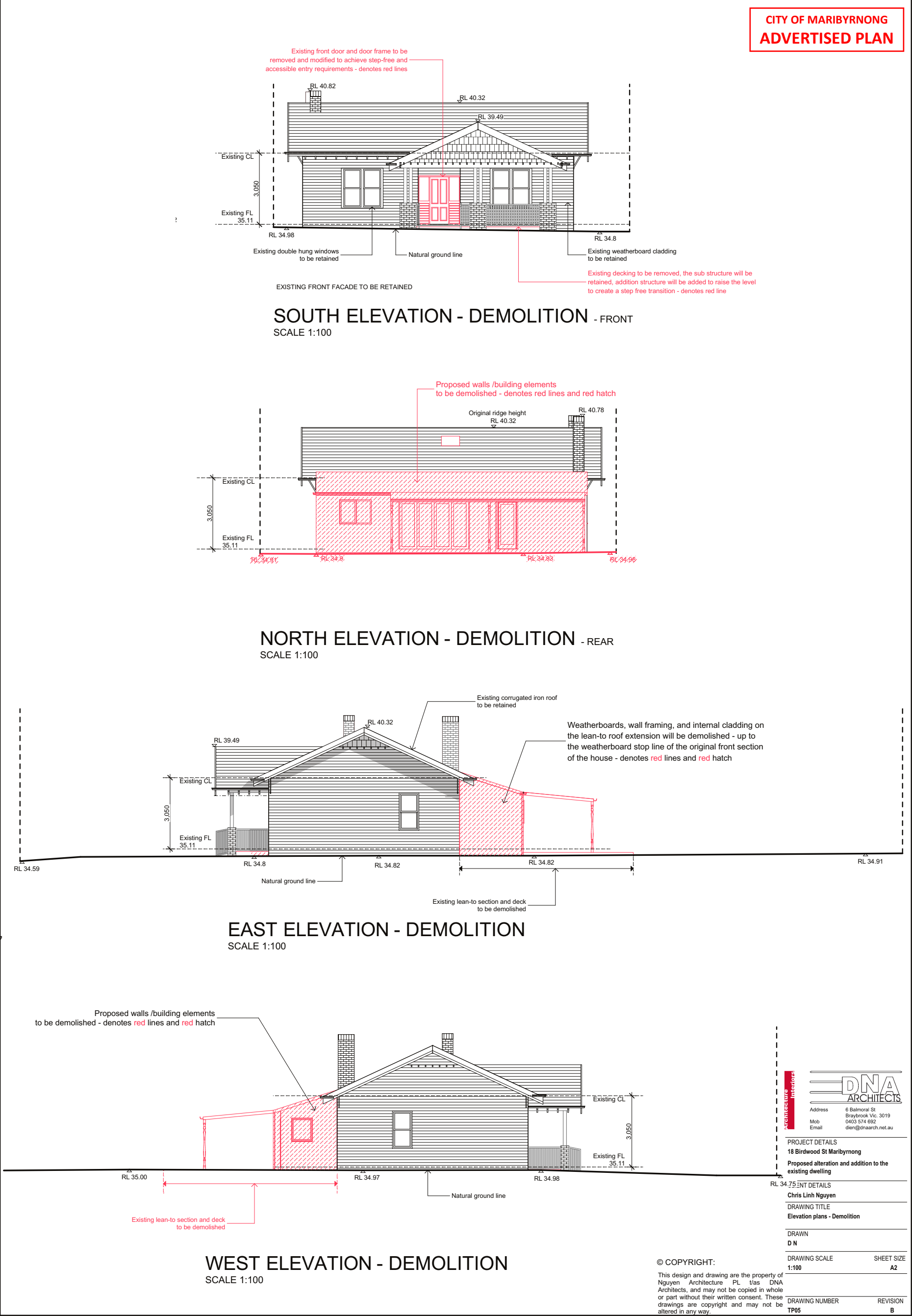
DNA
ARCHITECTS

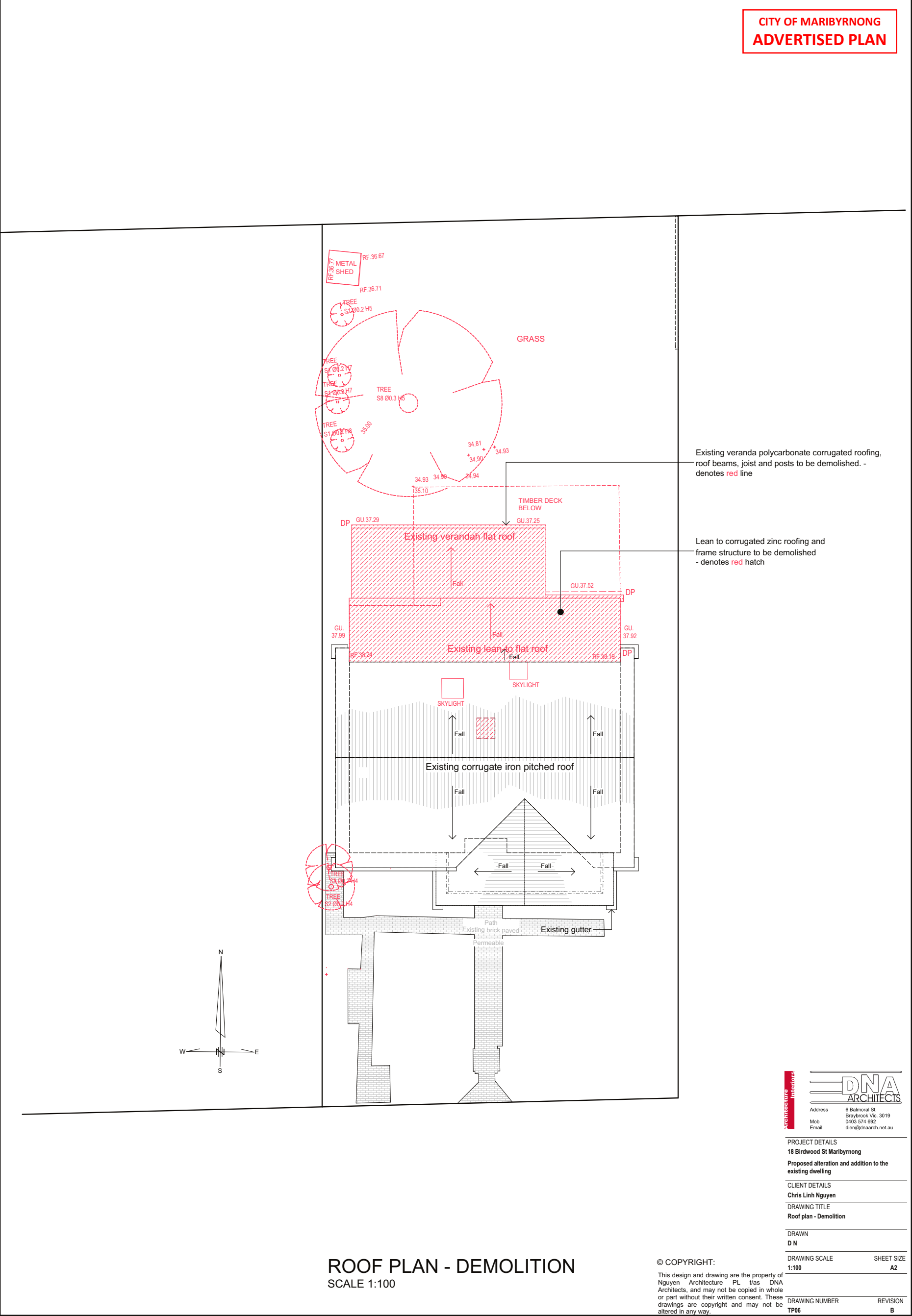
Address 6 Balmoral St
Braybrook Vic. 3019
Mob 0403 574 692
Email dien@dnaarch.net.au

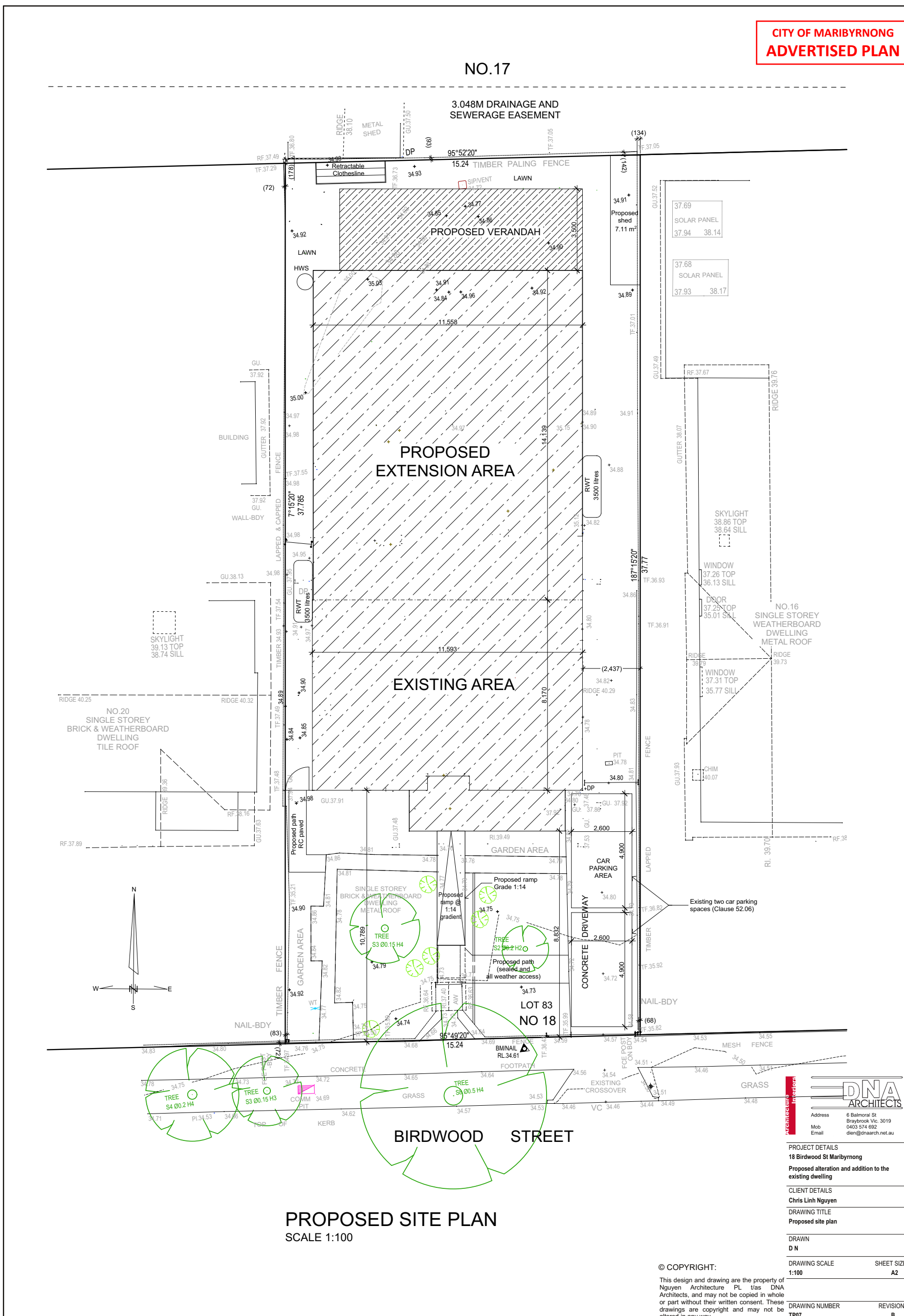
PROJECT DETAILS	
18 Birdwood St Maribyrnong	
Proposed alteration and addition to the existing dwelling	
Chris Linh Nguyen	
DRAWING TITLE	
Existing elevations	
DRAWN	
D N	
DRAWING SCALE	SHEET SIZE
1:100	A2
DRAWING NUMBER	REVISION
TP03	B

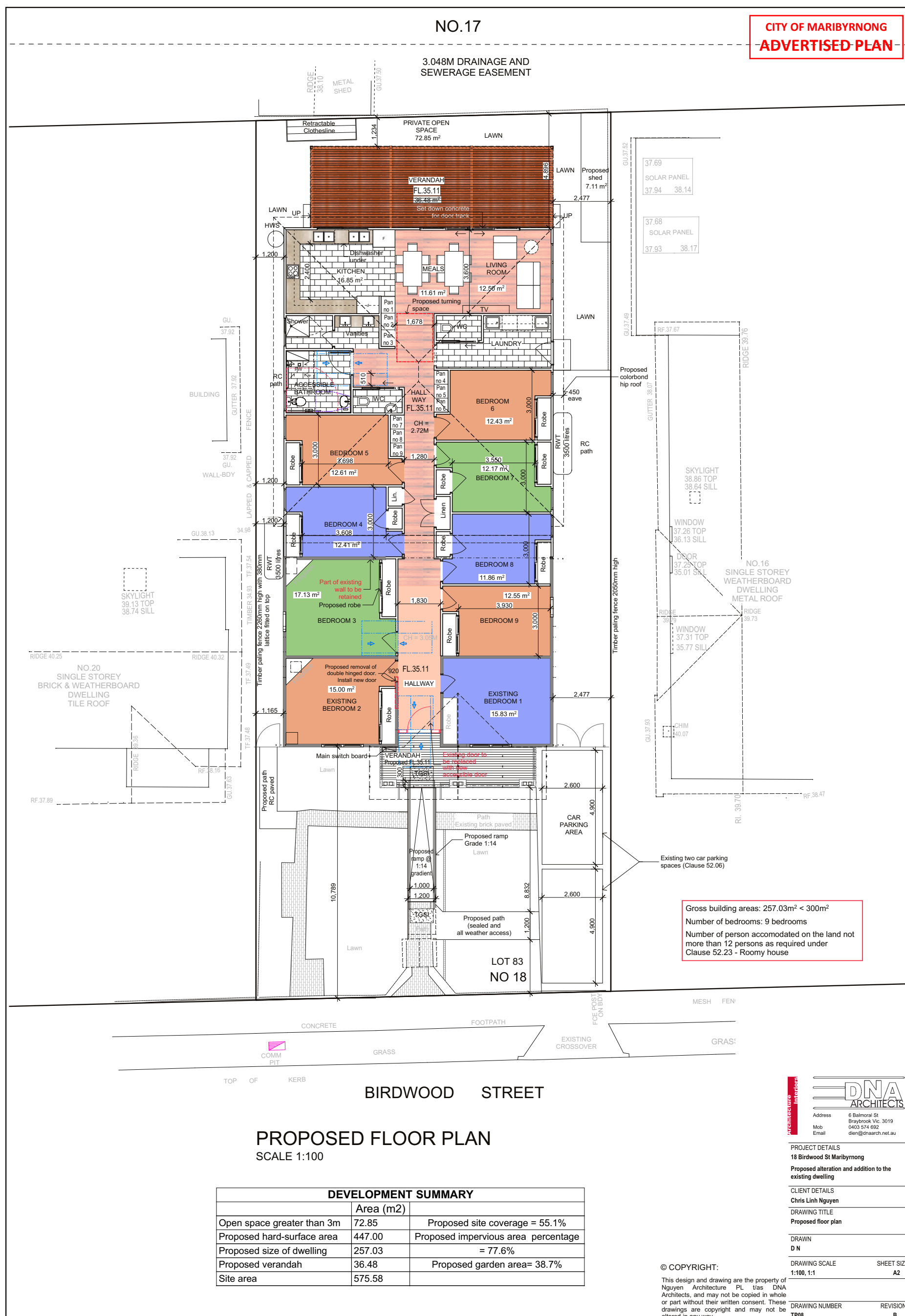
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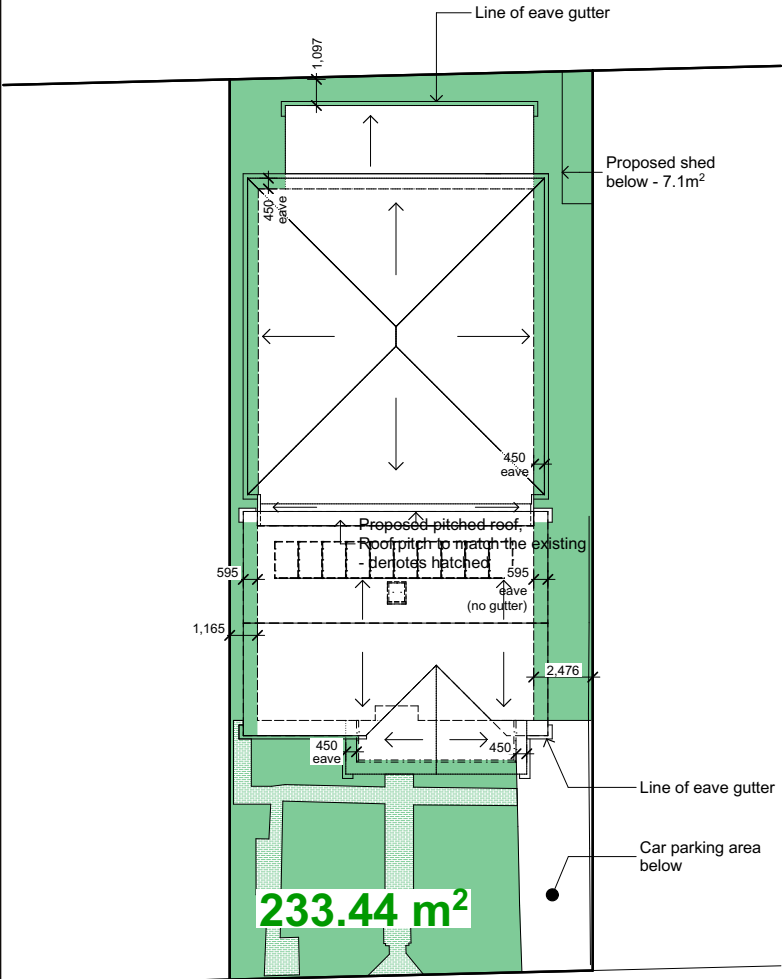




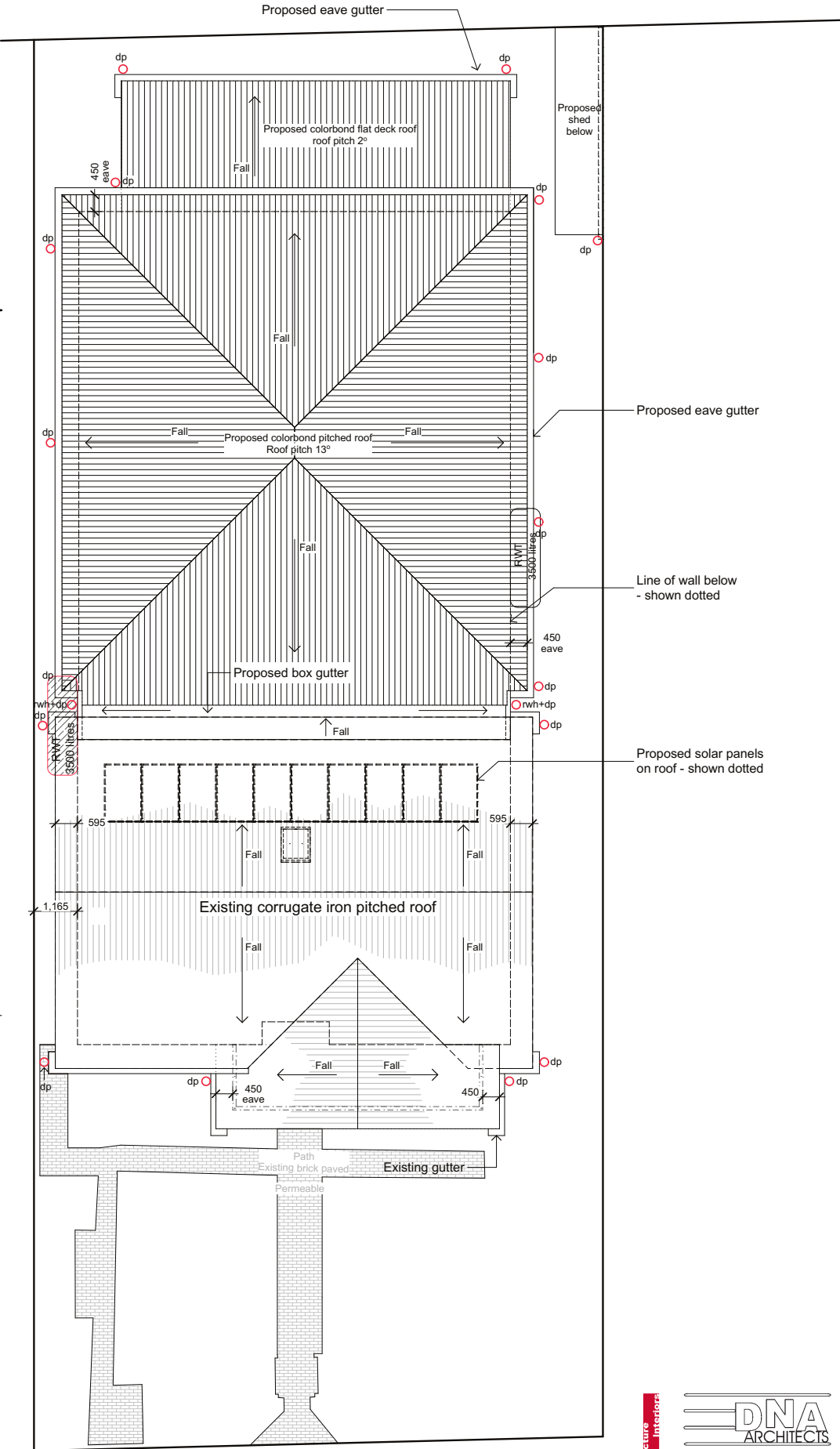
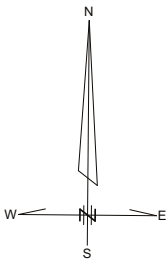
CITY OF MARIBYRNONG
ADVERTISED PLAN

TOTAL GARDEN AREA = 233.44m²
SITE AREA = 575.58m²
REQUIRED MIN GARDEN AREA = 30%
575.58 x 0.30 = 162.67m²

THE PROPOSED TOTAL GARDEN
AREA = 40.5 % WHICH EXCEEDS THE
REQUIRED AREA (IE. 30%)



PROPOSED GARDEN AREA - PLAN
SCALE 1:200



PROPOSED ROOF PLAN
SCALE 1:100

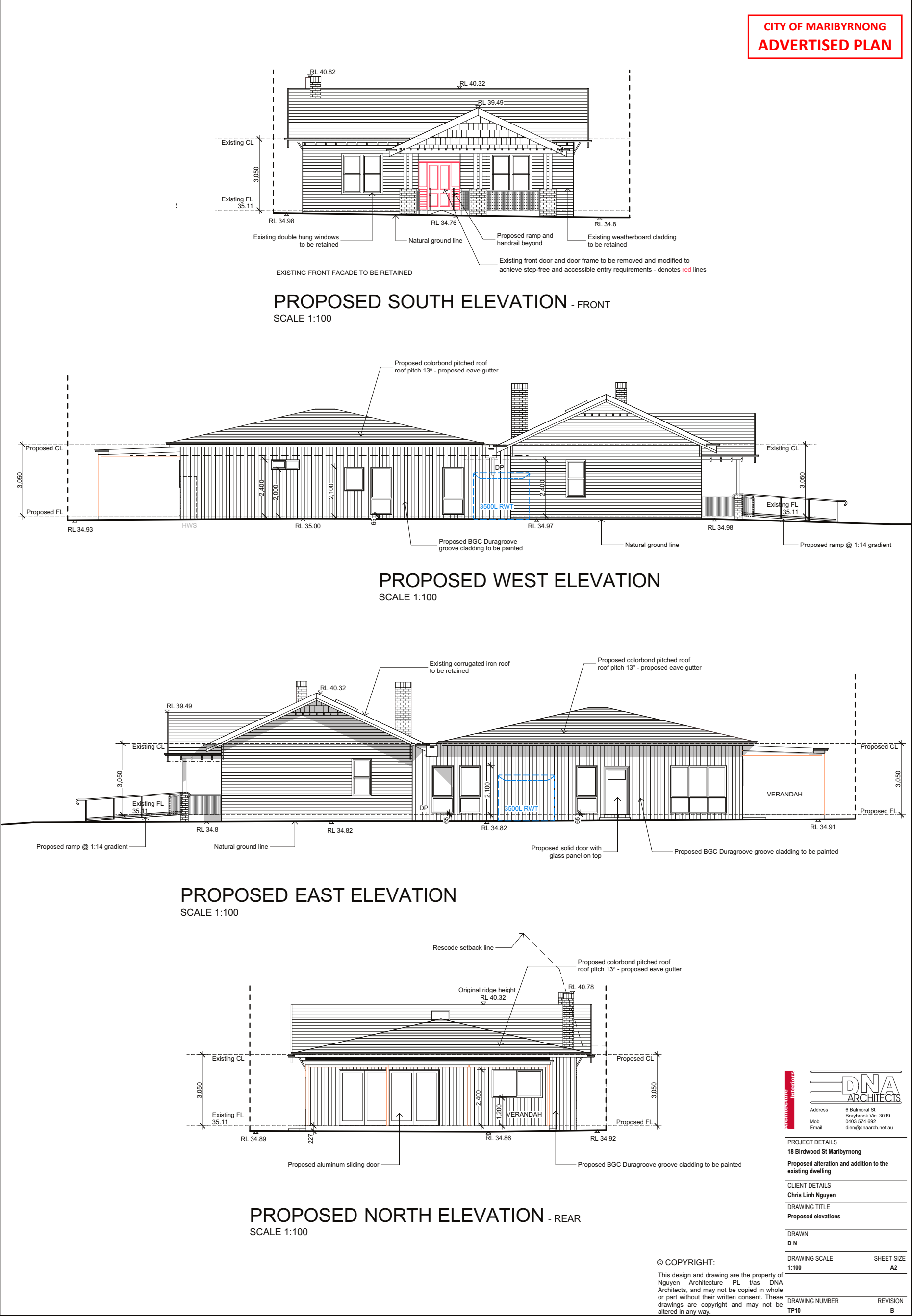
Architecture
Interiors

DNA
ARCHITECTS

Address 6 Balmoral St
Braybrook Vic. 3019
Mob 0403 574 692
Email dien@dnaarch.net.au

PROJECT DETAILS	
18 Birdwood St Maribyrnong	
Proposed alteration and addition to the existing dwelling	
CLIENT DETAILS	
Chris Linh Nguyen	
DRAWING TITLE	
Proposed roof plan - Proposed garden area plan	
DRAWN	
D N	
DRAWING SCALE	SHEET SIZE
1:100, 1:200	A2
DRAWING NUMBER	REVISION
TP09	B

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Agenda Item 6.1 - Attachment 4

CITY OF MARIBYRNONG
ADVERTISED PLAN

Melbourne Water STORM Rating Report

TransactionID: 0
Municipality: MARIBYRNONG
Rainfall Station: MARIBYRNONG
Address: 18 Birdwood Street

Maribymong
VIC
Assessor: Dien Nguyen
Development Type: Residential - Dwelling
Allotment Site (m2): 578.58
STORM Rating %: 108

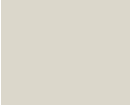
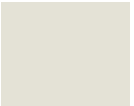


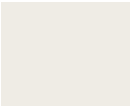



Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof to rain water tank	354.34	Rainwater Tank	7,000.00	10	127.00	87.50
Driveway and Path	63.33	None	0.00	0	0.00	0.00

Date Generated: 16-Jun-2025
Program Version: 1.0.0

The diagram illustrates the proposed roof plan and catchment areas for a residential property. It includes the following details:

- Proposed eave gutter** and **Proposed colorbond flat deck roof** with a pitch of 2°.
- Proposed colorbond pitched roof** with a pitch of 13°.
- 347.23 m²** of roof area.
- Proposed box gutter** and **Proposed solar panels on roof - shown dotted**.
- 3500L Rain water tank** and **Line of wall below - shown dotted**.
- Existing corrugate iron pitched roof** with a pitch of 13°.
- Existing gutter** and **Path**.
- DRIVEWAY & CAR PARKING** (Concrete paved) with an area of **63.33 m²**.
- 450 eave** and **dp** (downpipe) locations.
- Proposed shed below** with an area of **7.11 m²**.
- 3500L Rain water tank** and **Line of wall below - shown dotted**.
- Existing brick paved** and **Permeable** areas.
- Path** and **DRIVEWAY & CAR PARKING** (Concrete paved) with an area of **63.33 m²**.
- 450 eave** and **dp** (downpipe) locations.
- Proposed shed below** with an area of **7.11 m²**.
- 3500L Rain water tank** and **Line of wall below - shown dotted**.
- Existing corrugate iron pitched roof** with a pitch of 13°.
- Existing gutter** and **Path**.
- DRIVEWAY & CAR PARKING** (Concrete paved) with an area of **63.33 m²**.
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- Existing gutter** and **Path**.
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- Existing gutter** and **Path**.
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- 450 eave** and **dp** (downpipe) locations.
- Proposed shed below** with an area of **7.11 m²**.
- 3500L Rain water tank** and **Line of wall below - shown dotted**.
- Existing corrugate iron pitched roof** with a pitch of 13°.
- Existing gutter** and **Path**.
- DRIVEWAY & CAR PARKING** (Concrete paved) with an area of **63.33 m²**.
- 450 eave** and **dp** (downpipe) locations.
- Proposed shed below** with an area of **7.11 m²**.
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- Existing gutter** and **Path**.
- DRIVEWAY & CAR PARKING** (Concrete paved) with an area of **63.33 m²**.
- 450 eave** and **dp** (downpipe) locations.
- Proposed shed below** with an area of **7.11 m²**

Agenda Item 6.1 - Attachment 4

<div> Schedule of finishes <div> CITY OF MARIBYRNONG ADVERTISED PLAN </div> </div>		
Element	Colour	Sample
Existing weatherboards	Dulux White Duck Half	
Trim (windows, gable, porch posts)	Dulux White Duck Quarter	
Aluminium Windows	Dulux White Duck Half	
Front Door – timber	Dulux White Duck Half	
Eaves - Cement cladding	Dulux Natural White	
Proposed weatherboards - BGC Duragroove Groove Cladding 100 Smooth Narrowheet	Dulux White Duck Half	
Roof - Colorbond Steel	COLORBOND® Cottage Green®	
Fascia - Colorbond Steel		
Gutters - Colorbond Steel		
Downpipes - Colorbond Steel		
Rainwater Tank - Plastic		
Fence & Gate	Dulux White Duck Half	

Agenda Item 6.1 - Attachment 5

SUBJECT SITE AND SURROUNDING AREA PHOTOS

APPLICATION NUMBER:	TP113/2025(1)
SITE ADDRESS:	18 Birdwood Street Maribyrnong
PROPOSAL:	To partially demolish and construct an extension to a dwelling in a Heritage Overlay.
DATE OF MEETING:	28 October 2025



Image 1: Aerial photo of subject site (Nearmap, 3 August 2025)

Agenda Item 6.1 - Attachment 5



Image 2: Aerial photo of subject site and surrounds with zoning information overlaid (VicPlan, accessed 10 September 2025)



Image 3: Façade of existing dwelling at 18 Birdwood Street and front fence (Photo by planner, 28 August 2025)

Agenda Item 6.1 - Attachment 5



Image 4: Façade of existing dwelling at 18 Birdwood Street and front fence (Photo by planner, 28 August 2025)



Image 5: Façade of existing dwelling at 18 Birdwood Street and front fence (Photo by planner, 28 August 2025)

Agenda Item 6.1 - Attachment 5



Image 6: Street view of subject site taken across Birdwood Street (Photo by planner, 28 August 2025)



Image 7: Street view of subject site taken across Birdwood Street (Photo by planner, 28 August 2025)

Agenda Item 6.1 - Attachment 5



Image 8: Surrounding residential context facing west (Photo by planner, 28 August 2025)



Image 9: Surrounding residential context facing west (Photo by planner, 28 August 2025)

Agenda Item 6.1 - Attachment 5



Image 10: Surrounding residential context facing east (Photo by planner, 28 August 2025)

Agenda Item 6.2

COUNCIL SUBMISSION TO STATE GOVERNMENT CONSULTATION ON ACTIVITY CENTRE PROGRAM

Director: Mike McIntosh
Director Planning and Environment

Author: Rory MacDonald
Manager City Development

PURPOSE

To seek endorsement of a submission to the State Government Activity Centre Program – Middle Footscray to Tottenham Train and Tram Zone Activity Centres.

ISSUES SUMMARY

- The State Government is seeking to facilitate more homes being built close to public transport, jobs, services and open space
- A total of 50 activity centres across Metropolitan Melbourne were included in the expanded program from the initial 10 activity centres, aiming to create capacity for an additional 300,000+ homes
- New planning controls will be introduced to set expectations for increased built form outcomes and densities for the activity centres and surrounding areas, aimed at facilitating long term growth
- The first round of community engagement led by the Department of Transport and Planning (DTP) took place from 5 May to 15 June 2025 seeking feedback on how to improve access to homes, while protecting and enhancing the local area
- Phase 2 consultation commenced on 10 September 2025 and ended 19 October to seek feedback on the draft maps for the Middle Footscray to Tottenham Train and Tram Zone
- Council officers have reviewed the limited material provided and have identified a number of concerns
- The issues identified include activity centre core boundary and heights, inner and outer catchment areas, the proposed planning controls, housing growth and capacity, infrastructure provision, open space, procedural fairness and access to information, environmental considerations and social and affordable housing provision
- Further issues and concerns are likely to be identified as part of the release of the background technical analysis and supporting documents
- Further assessment and consideration should be given before the amendment is finalised and approved

ATTACHMENTS

1. Council submission to the Activity Centre Program [!\[\]\(1e63609ed98a835f4eb8c01936fe5abe_img.jpg\)](#) 

Agenda Item 6.2

OFFICER RECOMMENDATION

That the City Development Delegated Committee:

- 1. Endorse the submission, at Attachment 1, to the State Government's consultation on the Activity Centre Program – Middle Footscray to Tottenham Train and Tram Zone Activity Centres**
- 2. Request that the Mayor write to the Minister for Planning providing a copy of Council's submission; and**
- 3. Authorise the Manager City Development to provide a copy of Council's submission to the Department of Transport and Planning and liaise with Department officers to advocate for Council's position in the submission.**

Agenda Item 6.2

BACKGROUND

In October 2024, the State Government announced the expansion of its Activity Centres Program to include the Middle Footscray, West Footscray and Tottenham train stations - collectively referred to as the “Middle Footscray to Tottenham Cluster”.

A total of 50 activity centres across Metropolitan Melbourne were included in the program from the initial 10 activity centres aiming to create capacity for an additional 300,000+ homes.

The new Train and Tram Zone Activity Centres will facilitate more homes being built close to public transport, jobs and services. New planning controls will be introduced to set clear expectations for long-term growth and built form outcomes for the area. Phase 1 engagement was held in May and June 2025. Feedback from Phase 1 engagement included:

- Protect natural light, privacy, green space and heritage in Seddon.
- Pedestrian safety is a concern around Buckley Street and Victoria Street, the need for more street lighting and widened footpaths.
- Focus density around main corridors such as Barkly Street, ensure infrastructure is upgraded to support this.
- Upgrades to community infrastructure around areas like Barkly Street, near Whitten Oval, Kingsville, near Hansen Reserve and Market Street Reserve.
- Improve connectivity from West Central Park Avenue to the Creal Avenue bike path so people can access the station.
- Upgrades to Tottenham Station, especially for accessibility, and want to see more frequent services during peak times.
- The Ashley Street underpass is a safety concern for participants due to the narrow roads.

The community wanted the following things considered when planning for new homes:

- Protection of parks and open space
- Building considerations
- Walking and bike riding connections
- Increased tree planting
- Roads and traffic management

This feedback was used to develop the draft maps that form the basis of phase 2 engagement for the Train and Tram Zone Activity Centres.

DISCUSSION/KEY ISSUES

1. Key Issues

Phase 2 Engagement Draft Maps

The State Government released the draft maps for the Train and Tram Activity Centre Zone on 10 September 2025.

The Middle Footscray to Tottenham train and tram zone activity centres includes the centres of Middle Footscray Station (including Seddon), West Footscray Station and

Agenda Item 6.2

Tottenham Station (including Braybrook and Central West). The draft maps show existing conditions, proposed building heights in the train and tram zone core and proposed core and catchment areas.

Each activity centre has an identified train and tram zone core area with the following heights proposed:

- Seddon: up to 6 storeys for all sites in the train and tram zone core
- West Footscray: range from up to 6 to 12 storeys for train and tram zone core (as shown below)
- Tottenham: up to 12 storeys for Central West Shopping Centre

Around the activity centres, an inner catchment area (up to 4 storeys, and up to 6 storeys on blocks larger than 1000m²) and an outer catchment area (up to 3 storeys, and up to 4 storeys on blocks larger than 1000m²) are identified.

Council Submission

Council officers have prepared a submission structured around the draft maps including the core boundary area, inner catchment area and outer catchment area.

The submission puts forward the following key recommendations for the proposed building heights in the activity centre core and catchment areas:

- Amend the boundary of Middle Footscray Activity Centre core to reflect the boundary identified in the Seddon Neighbourhood Plan (2025)
- Amend heights in Middle Footscray Activity Centre core to reflect built form guidelines as set out in the Seddon Neighbourhood Plan, including reducing heights to 4 storeys, and up to 6 storeys on large or consolidated sites
- Amend the boundary of West Footscray Activity Centre core to reflect the boundary identified in the Maribyrnong Planning Scheme of the West Footscray Neighbourhood Activity Centre
- Amend heights in the West Footscray Activity Centre core to reflect existing built form controls in the Maribyrnong Planning Scheme including up to 4 storeys in the activity centre, up to 6 storeys on strategic redevelopment sites subject to future strategic work, and up to 8 storeys near the West Footscray Railway Station
- Remove the proposed building height within the Braybrook Central West activity centre core and insert a requirement for master planning to be undertaken to understand what uses, heights and interfaces are suitable for the site

Council officers have also prepared analysis and the following recommendations relating to the inner and outer catchment areas:

- Due to constraints identified in the inner catchment area to the north of Middle Footscray Station and to the east of West Footscray Station, these areas should be removed from the inner catchment and be designated as an outer catchment area
- The inner catchment to the north of Tottenham Station is within the 5 minute walking catchment of Tottenham train station and include many large sites that are suitable for development. Therefore, this area is suitable for inclusion as an inner catchment area

Agenda Item 6.2

- The outer catchment area should be reduced in size to reflect a more accurate 10 minute walking catchment from train station and/or activity centre core

The submission also discusses nine key matters and includes input from internal departments across Council. The nine key matters are:

- Proposed planning controls
- Housing growth and capacity
- Social and Affordable Housing Provision
- Infrastructure Provision
- Open Space Provision
- Environmental considerations
- Impact of other State Government Planning Reforms
- Community and Stakeholder Engagement
- Procedural fairness and access to information

The nine key matters are outlined below.

Proposed planning controls

- An updated Built Form Overlay schedule that is specific to the activity centres in the Middle Footscray to Tottenham cluster should be supplied for review.
- The planning scheme amendment should form part of a third phase of engagement to allow for Council and community input to be fully informed of the future impacts of the amendment.
- DTP to provide Council with all background documents and supporting analysis of the proposed planning scheme changes and allow for the ability to provide Council endorsed feedback on these documents.

Housing growth and capacity

- Council has not been provided with the capacity of the three train and tram zone activity centres.
- Braybrook-Central West is a major activity centre and is a higher order activity centre than Seddon Neighbourhood Activity Centre and West Footscray Neighbourhood Activity Centre. It is unknown if the capacity prepared by DTP reflects this order and ability to provide an increased number of homes.

Social and Affordable Housing Provision

- The proposed planning tools do not address shortfalls in social and affordable housing
- The promotion of emerging housing models, should be included within new planning controls

Infrastructure Provision

- Council is yet to receive detailed information on the proposed infrastructure provision as part of the Activity Centre Program which includes the identification of what infrastructure is required to meet the planned growth in each area and how this required infrastructure would be funded or delivered

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- Due to the increased need and demand for community centres, leisure centres, early years centres and arts and cultural facilities, an updated infrastructure needs assessment will be required to be completed
- Council advocacy items should be provided as a part of the Activity Centre Program

Open Space Provision

- Review the impacts of heights on existing open space and green streets; in terms of solar access, and wind tunnel effect
- Identify and deliver new open space to accommodate for the increase demands; this can be through the expansion of existing open spaces, or the development of new open space which may require the acquisition of properties to achieve

Environmental considerations

- Council remains committed to advocating for higher ESD standards
- Ensuring that future development supports environmental performance and neighbourhood character – including tree planting, water-sensitive urban design, access, open space integration, and permeability – will be crucial for adapting to climate change while delivering quality residential environments

Impact of other State Government Planning Reforms

- There are concurrent planning reforms with unknown detail and timeframes, these reforms should be made public and implanted before the activity centre plans are finalised

Community and Stakeholder Engagement

- Council and the community should be provided the opportunity to appropriately review and provide comments on the draft Activity Centre Plan and supporting documentation. A third phase of engagement should be held in order for meaningful engagement to occur
- The Community Reference Groups should also be reconvened to review the documents and provide input as part of phase 2 consultation

Procedural fairness and access to information.

- Transparency is required in the engagement process and community input should be sought as part of proposed planning changes in the Activity Centre areas
- There is no advisory committee process to be undertaken as part of this amendment. We consider that an Independent advisory committee should be held to ensure a genuine opportunity for input into the plans, greater transparency and informed decision making

As part of the submission, there are 45 recommendations to the State Government to address the key matters above. They are available at Appendix D in the submission.

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2. Council Policy/Legislation

Council Plan 2025-2029

This report contributes to Council's strategic objectives contained in the Council Plan 2025-2029 by considering:

- Strategic Objectives
 - Council will govern ethically, with consultation, integrity and transparency.
 - Council will create actively engaged, socially connected, and healthy communities.
 - Council will create and shape healthy built and natural environments.
 - Council will drive innovation and future-focused change to shape a resilient and adaptable city.
 - Council will build a connected, vibrant city where neighbourhoods thrive.

Legislation

Planning and Environment Act 1987
Local Government Act 2020

Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

Human Rights Consideration

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

3. Engagement

The State Government are engaging with the community, stakeholders and local government through phase 2 engagement.

The draft maps were presented on the Engage Victoria website and information sheets were sent to owners/occupiers within the program study area. The following engagement activities took place during phase 2 engagement:

- Social media posts
- Two information sessions and two walk-by activations
- Online zoom information session
- Online survey

Council officers support a higher number of in person events for the community and further information to be provided as part of the engagement. Accordingly, Council officers strongly recommend a third phase of engagement in order for the community to be given the best possible opportunity to apprise themselves of the proposed changes and be in a position to provide informed feedback.

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Council officers also recommend an Independent Advisory Committee hearing to be held to ensure transparency in the planning process.

4. Resources

Council's submission is not expected to impose additional resource or administrative costs on Council in the short term.

However, the approval of the amendment will have an impact on the resources of Council through the potential increase in number of planning applications received and/or associated administrative requirements. Council is also risk of significant financial implications of infrastructure contributions funding.

5. Environment

Council's submission to the State Government's Activity Centre Program advocates for land use and development outcomes that are consistent with environmental, social and economic land use objectives of planning in Maribyrnong and Victoria.

A greater focus on the increased provision of open space, environmentally sustainable design, higher number of canopy trees and a reduction in heat vulnerability should be achieved.

CONCLUSION

The Activity Centre Program is an important opportunity to plan for housing outcomes in locations across Melbourne that are well-connected and well-serviced. However, further consideration must be given to the lack of integrated planning approach and delivery of open space and infrastructure, the suitability and proposed application of new built form planning controls and lack of consultation or Standing Advisory Committee as part of the program.

Council requests the State Government to consider the issues and recommendations identified to ensure the best possible outcome is achieved for the community.

Preliminary Submission

State Government Activity Centre Program

Train and Tram Zone Activity Centre Program

Middle Footscray to Tottenham Cluster

Middle Footscray Station, West Footscray
Station and Tottenham Station

28 October 2025

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Executive Summary

This submission is prepared by Maribyrnong City Council (**Council**) and relates to the Train and Tram Zone Activity Centre Program phase 2 consultation for:

- Middle Footscray Station (including Seddon) train and tram zone
- West Footscray Station train and tram zone; and
- Tottenham Station (Braybrook – Central West) train and tram zone.

This submission addresses matters identified by Council in relation to the limited release of information, particularly in respect of:

- Draft maps for Middle Footscray to Tottenham Cluster;
- Building heights and catchment areas;
- Proposed planning controls;
- Housing growth and capacity;
- Infrastructure provision;
- Open Space;
- Social and affordable housing;
- Environmental considerations;
- State Government planning reforms;
- Community and stakeholder consultation; and
- Procedural fairness and access to information.

The Activity Centre Program is an important opportunity to plan for housing outcomes in well-connected and well-served locations across Melbourne. However, due to the significance of the program, further consideration and opportunities for engagement are required to ensure the best possible outcome is achieved for the community.

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1. Introduction

- 1.1 In October 2024, the State Government announced the expansion of its Train and Tram Zone Activity Centres Program to include the Middle Footscray, West Footscray and Tottenham train stations (collectively the **Middle Footscray to Tottenham Cluster**).
- 1.2 A total of 50 activity centres across Metropolitan Melbourne were included in the expanded program from the initial 10 activity centres, aiming to create capacity for an additional 300,000+ homes.
- 1.3 The State Government proposes to develop a plan that will facilitate more homes being built close to public transport, jobs, services and open space. New planning controls will be introduced to set expectations for built form outcomes for the area, aimed at facilitating long-term growth.
- 1.4 The first round of community engagement led by the Department of Transport and Planning (DTP) took place from 5 May to 15 June 2025 (**Phase 1 engagement**) seeking feedback on how to improve access to homes, while protecting and enhancing the local area.
- 1.5 The second round of community engagement commenced on 10 September 2025 (**Phase 2 engagement**) seeking feedback on the draft maps for the Middle Footscray to Tottenham Cluster.
- 1.6 Council officers have been involved in engagement with DTP as the project has progressed.
- 1.7 At the time of writing this submission, background documents, draft Activity Centre Plans and planning scheme amendment documents, have not been provided to Council by DTP. Therefore, this submission conveys Council's views of the material provided to date to the extent that it is possible to understand the underlying basis of the material, and noting that some of these issues may change and / or it will be necessary for Council to raise other issues once the further material is made available.
- 1.8 Council considers the failure to provide a full suite of crucial documents during the current consultation process is a serious limitation on the project. It is critical that this material is provided so that the basis for and the detail of the proposed planning controls can be understood and properly assessed.
- 1.9 In the meantime, Council officers have reviewed the material provided to date and have identified a number of concerns with the project including the critical lack of an integrated planning approach towards the delivery of open space and infrastructure alongside the anticipated growth, the suitability and proposed application of the new built form planning controls, the planning process undertaken and the lack of further consultation or Standing Advisory Committee to resolve potential issues raised.

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2. Activity Centres

- 2.1 Three train and tram zone activity centres – Middle Footscray Station train and tram zone, West Footscray Station train and tram zone and Tottenham Station (Braybrook – Central West) train and tram zone – have been identified within the Maribyrnong municipality. The proposed boundaries of each centre is shown below in Figure 1. A full set of Council mapping analysis for the activity centres are provided in Appendix A.

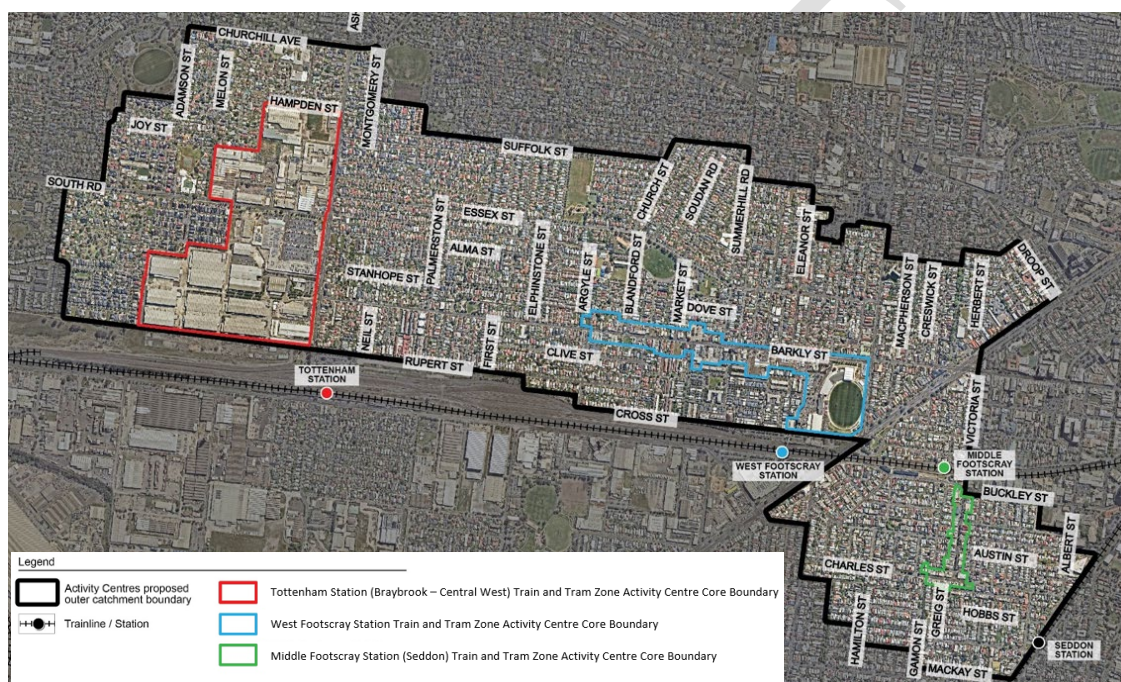


Figure 1: State Government proposed train and tram activity centre boundaries

Middle Footscray Station train and tram zone

- 2.2 The Middle Footscray Station train and tram zone includes the Seddon Neighbourhood Activity Centre. Council adopted the Seddon Neighbourhood Plan Urban Design Framework 2025 (**Seddon Neighbourhood Plan**) in April 2025, which is a planning framework designed to help maintain the suburb's desired characteristics and identify opportunities to enhance its liveability until 2051. The plan includes:

- A vision to achieve a neighbourhood of walkable green-leafy streets, celebrating the suburb's low scale residential character and historical values while creating a thriving village with diverse businesses, housing choices and public spaces
- A strategic framework that incorporates best practice principles for a vibrant and sustainable neighbourhood in alignment with Council's vision

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- A place-based approach integrating various Council strategies that cover aspects including retail and commercial uses, housing diversity, employment, transport, and public spaces
- Guidance for the core activity area to strengthen the retail and commercial spines to promote the '20-minute neighbourhood'
- Built form design guidelines for the activity centre to incentivise development while maintaining its valued 'village' feel and establish a clear framework for decision-making
- Identification of preferred locations for higher density mixed use development to accommodate projected population growth and change in demographic needs
- Identification of services and facilities that promote community engagement and leisure activities, responding to the community's desire for a greener environment with more trees, improved open spaces
- An implementation plan that outlines the actions, external and or internal partners and the expected timeframes that are required to achieve the strategic vision for Seddon.

West Footscray Station train and tram zone

2.3 The West Footscray Station train and tram zone includes the West Footscray Neighbourhood Activity Centre. The current planning controls for the West Footscray Neighbourhood Activity Centre were only recently implemented into the Maribyrnong Planning Scheme on 22 February 2024 by Amendment C162mari. Importantly, this amendment:

- Introduced the West Footscray Neighbourhood Plan Urban Design Framework 2018 (updated October 2022) (**West Footscray Neighbourhood Plan**), which is a long term planning framework that presents objectives, strategies and actions to facilitate appropriate land use and built form for the core activity area along Barkly Street and the West Footscray station precinct
- Updated land use and built form policy for the West Footscray Neighbourhood Activity Centre to strengthen its role as the focus for retail, commercial and local services in apartment developments
- Introduced new policy to precincts known as Barkly Street East (Precinct 2) and West Footscray Railway Station (Precinct 3) to support uses that complement the Neighbourhood Activity Centre and facilitate diverse housing opportunities
- Provided guidance on the potential transition of Barkly Street East – southern side (Precinct 4) to facilitate a mix of residential and commercial (non-retail) uses
- Update Design and Development Overlays Schedules 7 and 8 to encourage well

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designed buildings including apartment buildings of high architectural and urban design quality, activation and utilisation of public realm and responds to amenity of surrounding areas

Tottenham Station (Braybrook – Central West) train and tram zone

- 2.4 The Tottenham Station (Braybrook – Central West) train and tram zone includes the Braybrook-Central West Major Activity Centre. Currently, there are no strategies in the Maribyrnong Planning Scheme to support intensification of residential uses within this activity centre.

3. Foundation mapping

- 3.1 Draft foundation mapping was received by Council on 15 April 2025. In response, Council raised the following concerns:

- The purpose of the mapping was not disclosed
- A number of important existing conditions were not depicted
- Significant State Government land holdings were not identified
- There were several mapping errors including incorrect activity centre boundaries

- 3.2 Final foundation mapping was received by Council on 18 August 2025. In response to Council's concerns, a number of small errors to the maps were updated and changed. However, several concerns were not satisfactorily addressed, including:

- The omission of critical information from the foundation maps because DTP did not consider the foundation maps to be an exhaustive representation of all land use planning and strategic work in the area.
- Requests to amend the activity centre boundaries to reflect the boundaries adopted by Council.

4. Draft maps for Middle Footscray to Tottenham Cluster

- 4.1 The draft maps (**Draft Maps**), released 10 September 2025, set out the proposed train and tram zone activity centre boundaries, proposed building heights in the activity centre 'core' areas and the inner catchment and outer catchment areas for each of the centres.

- 4.2 The release of the Draft Maps was accompanied by:

- The Middle Footscray to Tottenham Train and Tram Zone Activity Centres Phase 1 Consultation Summary Report, which details the community engagement undertaken by DTP in May and June 2025
- The Statement of Advice – Middle Footscray Station, which summarises the

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feedback DTP received from the Middle Footscray Community Reference Group

- The Statement of Advice – West Footscray Station, which summarises the feedback DTP received from the West Footscray Community Reference Group
- The Statement of Advice – Tottenham Station, which summarises the feedback DTP received from the Tottenham Footscray Community Reference Group

Phase 1 engagement - community and Council feedback

Middle Footscray Station (including Seddon) Train and Tram Zone

4.3 Council and community feedback from the Phase 1 engagement expressed concerns regarding:

- The need to protect natural light, privacy, green space and heritage in Seddon
- Pedestrian safety around Buckley Street and Victoria Street, and the need for more street lighting and widened footpaths
- The increased strain on local infrastructure such as childcare, open space and health services
- Uncertainties regarding the current planning processes, which is rushed and unclear

4.4 Accordingly, the community wanted the following things considered when planning for new homes:

- Protection of parks and open space
- Housing growth that maintains liveability
- Walking and bike riding connections
- The provision of community infrastructure

4.5 Having reviewed the Draft Maps, Council considers that they do not address the comments which were received or the statement of advice from the Middle Footscray Community Reference Group.

West Footscray Station Train and Tram Zone

4.6 Council and community feedback from the Phase 1 engagement expressed concerns regarding:

- The need to focus density around main corridors such as Barkly Street
- The need to upgrade infrastructure to support the planned increase in density
- The quality of new development, which should be well designed and in appropriate locations

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- The increased strain on community infrastructure, particularly in areas such as Barkly Street, Whitten Oval, Kingsville, Hansen Reserve and Market Street Reserve

4.7 Accordingly, the community wanted the following considered when planning for new homes:

- Protection of parks and open space
- Walking and bike riding connections
- Building considerations
- Increased tree planting
- Infrastructure delivery to meet growth with upgrades to schools, childcare, healthcare and transport.

4.8 Having reviewed the Draft Maps, Council considers they do not address the comments which were received as part of the Phase 1 engagement or the statement of advice from the West Footscray Community Reference Group.

Tottenham Station (Braybrook – Central West) Train and Tram Zone

4.9 Council and community feedback from the Phase 1 engagement included:

- A desire to improve connectivity from West Central Park Avenue to the Creal Avenue bike path so people can access the station
- The need for upgrades to Tottenham Station, especially to facilitate accessibility, and the desire to see more frequent services during peak times
- Concerns regarding the Ashley Street underpass, which is a safety concern for participants due to the narrow roads
- The need for an overpass to connect West Footscray Station and Tottenham Station

4.10 Accordingly, the community wanted the following things considered when planning for new homes:

- Walking and bike riding connections and improving access
- Roads and traffic management
- Infrastructure delivery before housing growth

4.11 Having reviewed the Draft Maps, Council considers that they do not address the feedback received as part of Phase 1 engagement or the statement of advice from the Tottenham Community Reference Group.

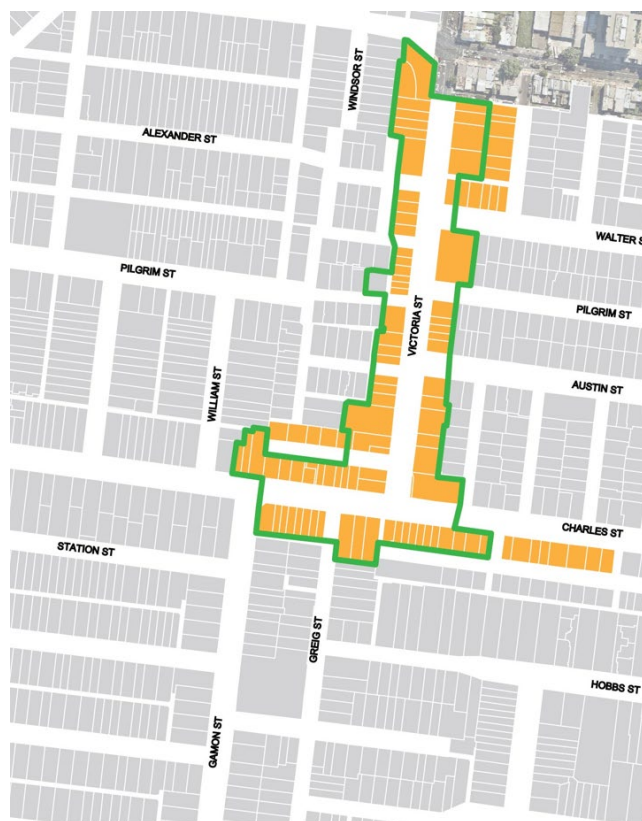
Middle Footscray Activity Centre – proposed train and tram activity centre boundary

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-
- 4.12 The Seddon Neighbourhood Plan sets out a new Seddon Neighbourhood Activity Centre boundary. This boundary was determined by Council after two years of considered background analysis and three phases of extensive community and key stakeholder consultation and engagement.
- 4.13 Given the projected population increase and associated increase in the demand for housing, commercial and retail spaces, the Seddon Neighbourhood Plan identifies the need to expand the activity centre boundary. Accordingly, the following adjustments were made:
- Properties along Charles Street to the east were included in the activity centre boundary as these sites have high development potential due to their wider lot widths, rear lane access, proximity to Seddon Station and less sensitive interfaces.
 - Properties along Walter Street, Staff Street and Vigo Street were also included in the activity centre boundary to allow for a gradual transition in the intensity of use and built form to sensitive residential interfaces, and contribute to the forecast demand for residential floor space.
 - 96 Pilgrim Street was removed from the activity centre boundary given the recently completed apartment complex development decreases any future development opportunities.
- 4.14 This strategically justified work is not reflected in the Middle Footscray train and tram activity centre boundary proposed by DTP, as shown by Figure 2 below.

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- Legend**
- Lots within Seddon Neighbourhood Plan (2025) Activity Centre Boundary
 - Proposed Middle Footscray Station (Seddon) Train and Tram Zone Core Boundary

Figure 2: Comparison of Seddon Neighbourhood Plan (2025) Activity Centre boundary to the proposed train and tram activity centre boundary

Recommendation:

- 4R.1 Amend the Middle Footscray train and tram activity centre boundary to reflect the activity centre boundary identified in the Seddon Neighbourhood Plan, which was strategically investigated, resolved and adopted in 2025.

Middle Footscray Activity Centre – proposed train and tram activity centre built form

- 4.15 The Draft Maps show proposed building heights of up to 6 storeys for all sites within the Middle Footscray Activity Centre. Please see Figure 3 below.

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Figure 3: Extract of the Draft Maps for Middle Footscray Station (including Seddon) Train and Tram Zone which proposes building heights of up to 6 storeys

- 4.16 This substantially exceeds the maximum 4 storey (13.6m) building height for the area set out in the Seddon Neighbourhood Plan.
- 4.17 Additionally, unlike the Seddon Neighbourhood Plan, the Draft Maps provide no guidance or consideration of other essential built form elements including street walls, setbacks and interface conditions.
- 4.18 The Seddon Neighbourhood Plan, which is informed by extensive built form testing,

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supports¹:

Building height	<ul style="list-style-type: none"> • A maximum 4 storey (13.6m) building height unless identified as a site with greater development potential • Building heights should not exceed 6 storeys (22m) at sites with greater development potential • Preferred ground level floor-to-floor heights of 4m to allow for commercial uses fronting the street • Preferred upper level floor-to-floor heights of 3.2m for residential uses
Street wall	<ul style="list-style-type: none"> • Any street wall must be designed to minimise amenity impacts such as overshadowing • Up to 4 storeys (13.6m) • Up to 4 storeys (13.6m) alongside boundaries • Up to 2 storeys (8m) along Bourke Street
Front setbacks	<ul style="list-style-type: none"> • Preferred upper level setbacks at key sites above the street wall are 4.5m to form recessive elements when viewed from a height of 1.6 metres on the opposite side of the street • Preferred 3m upper level setbacks above street wall • Provide consistent setback from the front boundary when more than one level exists above the street wall
Side setbacks	<ul style="list-style-type: none"> • Provide 0m setback for side setbacks on all corner sites • Where development directly abuts existing residential development, setbacks should comply with Standard V17-21 of clause 55 and D14 of clause 58 of the Maribyrnong Planning Scheme
Rear setbacks	<ul style="list-style-type: none"> • Provide rear setbacks to ensure buildings have an adequate transition to adjoining properties • Where development directly abuts existing residential development, setbacks should comply with Standard B17-21 of clause 55 and D14 of clause 58 of the Maribyrnong Planning Scheme

¹ Seddon Neighbourhood Plan, Appendix B: Built form guidelines for the Seddon Neighbourhood Activity Centre, pages 68 – 71.

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- 4.19 Allowing 6 storeys for all sites within the Middle Footscray Activity Centre will cause increased overshadowing and detrimentally impact the core streets and sensitive residential interfaces. The poor outcomes proposed at the residential interfaces within the Middle Footscray Activity Centre are demonstrated below by Figure 4. A full suite of visualisations for each train and tram activity centre core are provided in Appendix B.



Figure 4: pedestrian perspective of Middle Footscray, looking north-west from 63 Austin Street to depict the rear interface condition between sites within the Activity Centre to low-rise residential buildings.

Recommendation:

- 4R.2 Amend the Draft Maps to reflect the built form guidelines set out in the Seddon Neighbourhood Plan, Appendix B regarding building height, street wall, front setbacks, side setback and rear setbacks.

West Footscray Activity Centre – proposed train and tram activity centre boundary

- 4.20 As noted above, the West Footscray Neighbourhood Plan was recently implemented into the Maribyrnong Planning Scheme on 22 February 2024 and provides a long term planning framework that presents objectives, strategies and actions to facilitate appropriate land use and built form in the activity centre. The plan recognises that there is forecast demand for future retail and commercial space in the activity centre due to an increasing population in the area. However, it does not propose to expand the activity centre to ensure its function and role is not diluted.

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- 4.21 This strategically justified work is not reflected in the proposed West Footscray train and tram activity centre boundary, which is significantly larger than the Neighbourhood Activity Centre boundary identified in the West Footscray Neighbourhood Plan, see Figure 5 below.

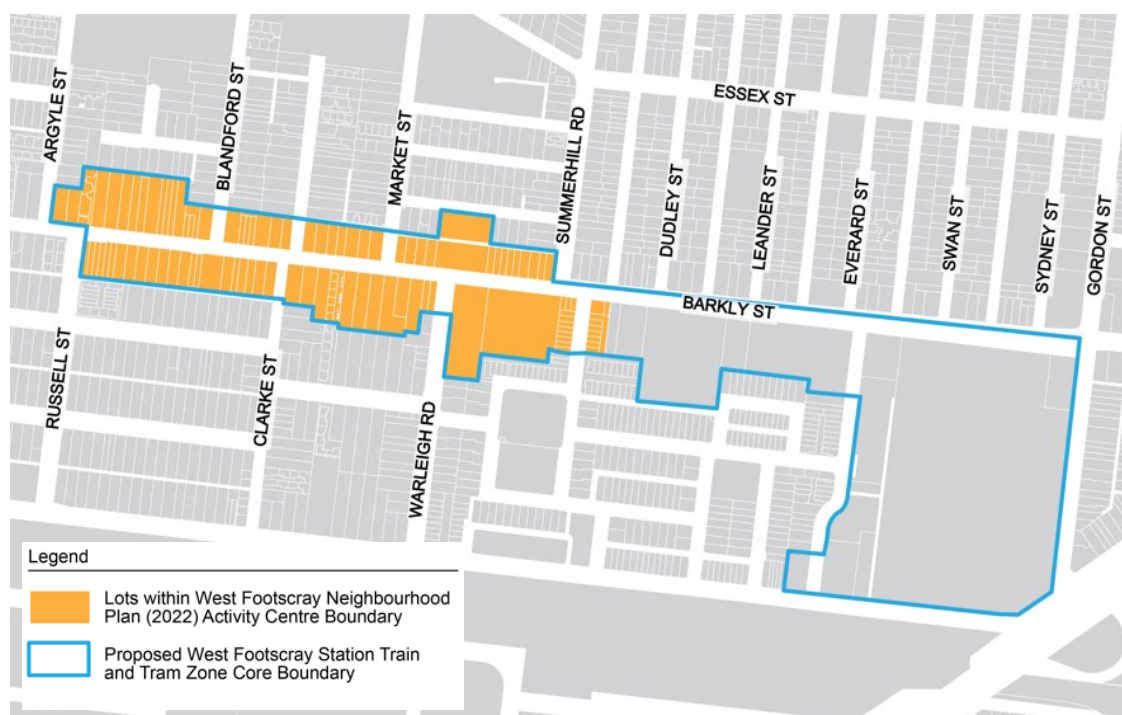


Figure 5: Comparison of West Footscray Neighbourhood Plan (2022) Activity Centre boundary to the proposed train and tram activity centre boundary

- 4.22 Accordingly Council considers that the following sites should be removed from the DTP proposed West Footscray train and tram activity centre boundary:
- **427 – 479 Barkly Street:** The West Footscray Neighbourhood Plan identifies an opportunity at the eastern end of Barkly Street (427 – 479 Barkly Street) where higher density on large sites could be accommodated. However, further master planning is required to understand how these large sites will function in the future, especially considering the sensitive residential interfaces, the need for north/south connections to the train station and the need to resolve any historical contaminated land issues.
 - **Whitten Oval:** Zoned Special Use Zone and with ongoing community and private sport use, this land does not reflect the objectives for inclusion with the train and tram zone activity centre boundary.
 - **Footscray Drill Hall (395 Barkly Street):** This site is a heritage building, has an ongoing community use and is Council owned.

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- **4 – 6 Cross Street (opposite West Footscray Station):** This site has recently been developed as 3 storey townhouses (4 Cross Street) and a 9 storey apartment complex (6 Cross Street). Accordingly there are little opportunities for redevelopment of this site over the life of the Activity Centre Plan.

- 4.23 An explanation of why the current planning controls, which were introduced by Amendment C162mari following an Planning Panels Victoria hearing, have not been incorporated into the proposed Activity Centre Plan and the impacts of removing these planning controls needs to be provided.

Recommendation:

- 4R.3 Amend the West Footscray train and tram activity centre boundary to reflect the Neighbourhood Activity Centre boundary identified in the West Footscray Neighbourhood Plan.

West Footscray Activity Centre – proposed train and tram activity centre heights

- 4.24 The Draft Maps indicate proposed building heights of up to 12 storeys in the activity centre core for the West Footscray station train and tram zone. Please see Figure 6 below.

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Figure 6: Building heights of up to 12 storeys are proposed for West Footscray

4.25 This height significantly exceeds the heights specified in Design and Development Overlay – Schedule 7 (**DDO7**) and Design and Development Overlay – Schedule 8 (**DDO8**) in the Maribyrnong Planning Scheme, which allow for:

- Up to 4 storeys in the activity centre
- Up to 6 storeys on strategic redevelopment sites subject to future strategic work
- Up to 8 storeys near the West Footscray Railway Station.

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- 4.26 These controls reflect the built form analysis undertaken as part of the preparation of the West Footscray Neighbourhood Plan, that gave consideration to the existing and emerging built form character, lot configuration and interfaces with neighbouring properties:

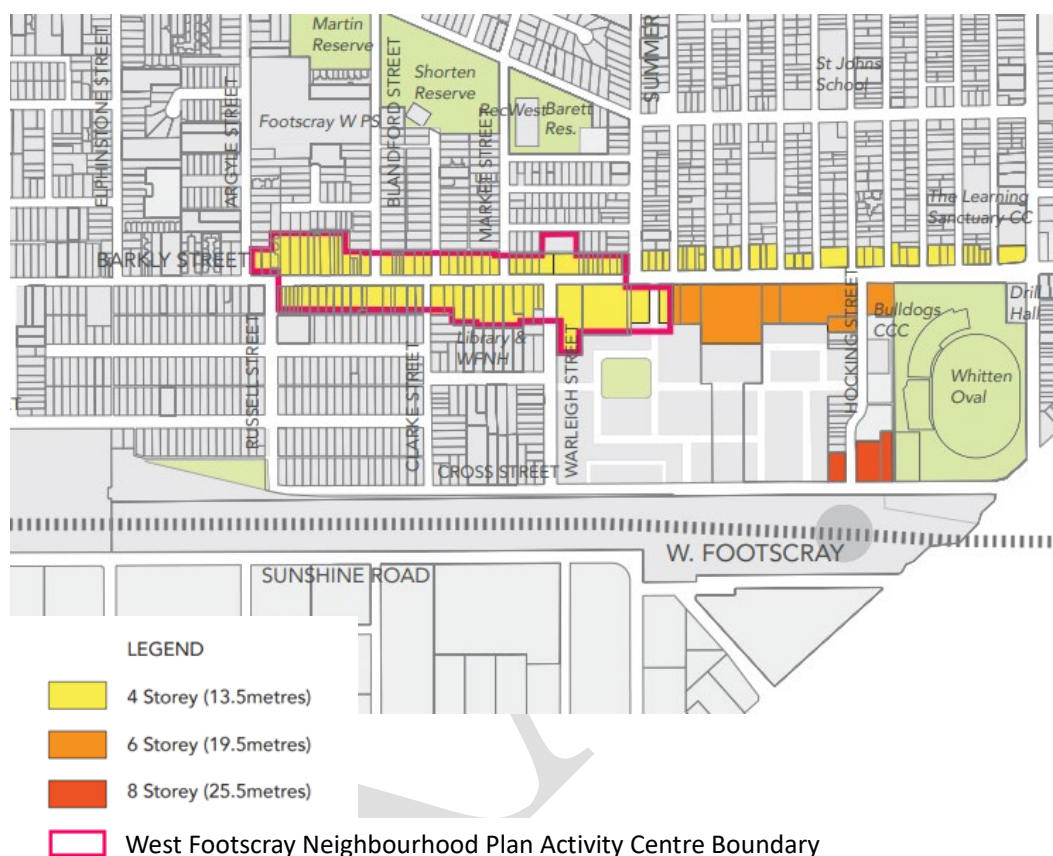


Figure 7: Existing heights allowed, as set out in West Footscray Neighbourhood Plan, page 22

- 4.27 Allowing heights up to 12 storeys, without any form of master planning, will impact Barkly Street, sensitive residential uses and open spaces through overshadowing. This and the overwhelming nature of the proposed built form is demonstrated by Figure 8 below.
- 4.28 Council also notes that the proposed 12 storey height exceeds the core height range as specified in DTP's Housing Growth Index Assessment Process. West Footscray Station was identified as Housing Growth Index 2 which has a core height range of primarily 6-8 storeys.

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Figure 8: An aerial perspective of West Footscray, looking east over Barkly Street from Argyle and Russell Streets.

Recommendation:

- 4R.4 Amend heights to reflect the existing built form controls in DDO7 and DD08 of the Maribyrnong Planning Scheme, including up to 4 storeys in the activity centre, up to 6 storeys on strategic redevelopment sites subject to future strategic work, and up to 8 storeys near the West Footscray Railway Station.

Tottenham Activity Centre – proposed train and tram boundary

- 4.29 Council supports the proposed train and tram activity centre boundary because it is consistent with the existing activity centre boundary, see Figure 9 below.

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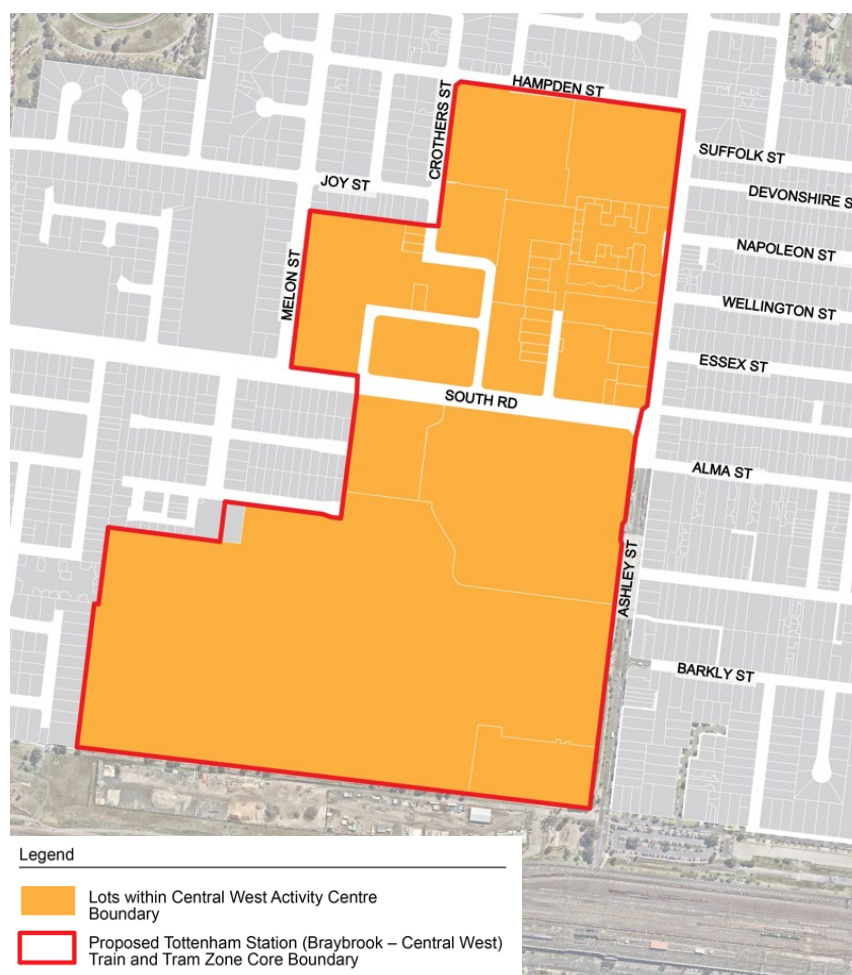


Figure 9: Comparison of existing Activity Centre boundary to the proposed train and tram activity centre boundary

Tottenham Activity Centre – proposed train and tram activity centre heights

- 4.30 The Draft Maps propose a building height of up to 12 storeys for the Central West Shopping Centre. Building heights are not proposed for the remainder of sites within the activity centre to reflect their non-residential land use. Please see Figure 10 below.

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Figure 10: Building heights up to 12 storeys are proposed for Central West Shopping Centre

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Figure 11: An aerial perspective of Tottenham, looking southwest from the corner of Victoria and Austin Streets.

- 4.31 Council does not support the proposed 12 storey maximum height because:
- Master planning of the Central West shopping centre is required to develop a comprehensive understanding of future uses, key connections, built form controls, interfaces and heights that may be suitable .
 - The proposed 12 storey height exceeds the core height range specified in DTP's Housing Growth Index Assessment Process. Tottenham Station was identified as Housing Growth Index 2 which has a core height range of primarily 6-8 storeys.

Recommendation:

- 4R.5 Remove the proposed 12 storey building height for the Central West Shopping Centre and insert a requirement for masterplanning to be undertaken to understand what uses, heights and interfaces are suitable for the site.

Catchment areas

- 4.32 A catchment area surrounds each of the train and tram activity centre core areas and aims to guide more housing to areas in walking proximity to transport and services.
- 4.33 The catchment principles considered by DTP when determining the inner and outer catchment boundaries for each train and tram activity centre core include:
- Proximity to train stations and commercial core
 - Key transit routes
 - Major movement barriers

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- Localised walkability
- Quality open space
- Strategic bus routes
- Cycling networks
- Non-sensitive interfaces
- Heritage precincts
- Areas of adverse amenity and high fragmentation / small lots (under 300sqm)

4.34 Council considers that these principles have been applied inconsistently across the catchment areas. This is detailed further below.

Proposed inner catchment areas

- 4.35 Inner catchment areas have been identified to accommodate increased growth through the application of the Housing Choice and Transport Zone (**HCTZ**). This will allow for increased densities from up to 4 storeys and up to 6 storeys on sites larger than 1,000sqm.
- 4.36 Four inner catchment areas have been identified in the study area. Council officers have numbered these for ease of reference, as shown in Figure 12 below.
- 4.37 Council supports the designation of Area 4 as an inner catchment area. However, for the reasons below, Council submits that areas 1, 2 and 3 should be removed from the inner catchment areas and instead, be designated as outer catchment areas.

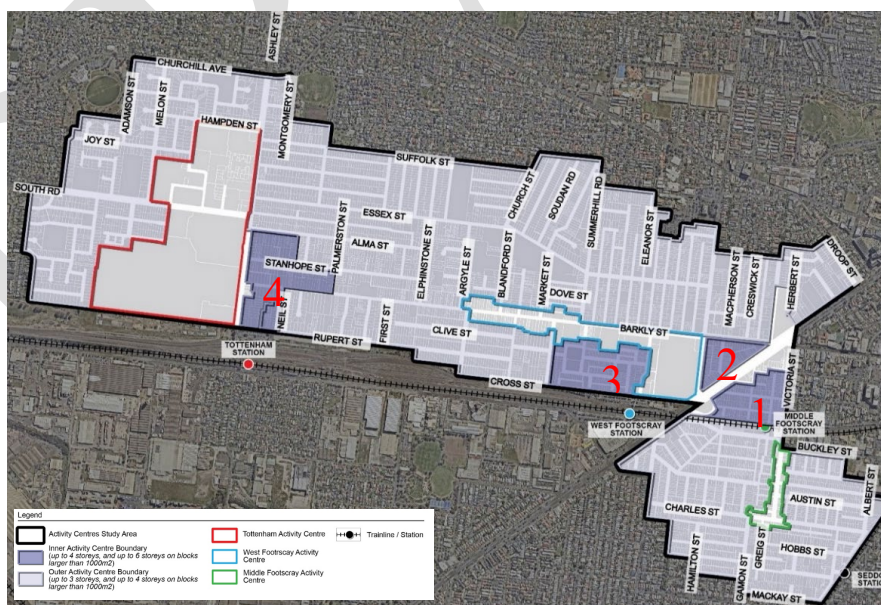


Figure 12: Inner catchment areas proposed

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Proposed inner catchment area – 1

- 4.38 This inner catchment area, bound by Victoria Street, Geelong Road and the railway line, forms the Buckingham Street Neighbourhood Character Precinct. This area is characterised by a diverse range of housing, however low scale timber dwellings is the prevailing form. Please see figure 13 for the constraints analysis on this inner catchment area.

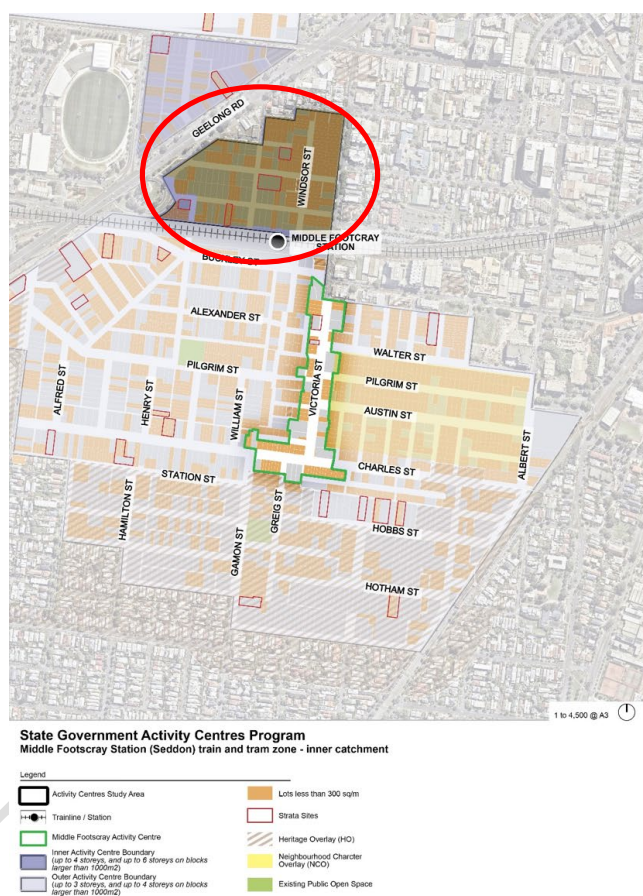


Figure 13: Inner catchment area 1 - constraints analysis

- 4.39 The Neighbourhood Character Overlay (**NCO**) applies to the land in this area and seeks to protect the existing character. Current planning controls, to align with the intent of the NCO, mean new buildings are sited in accordance with the predominant pattern of setbacks in the street and important features of the precinct such as low front fences and views to small front gardens are retained.
- 4.40 The majority of lots within this area are less than 300sqm, meaning their development potential without significant lot consolidation is limited. The proposed new controls are

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therefore, at best, unrealistic. Further, even if some consolidation and development did occur, in line with the proposed controls, it would be infrequent and entirely at odds with the prevailing character in the surrounds.

- 4.41 Geelong Road and the railway line immediately to the south act as major movement barriers to access both Seddon and West Footscray.
- 4.42 Using DTP's application of catchment principles, this area should be designated as an outer catchment area.

Recommendation:

- 4R.6 Inner catchment area 1 should be removed from the inner catchment and be designated as an outer catchment area.

Proposed inner catchment areas – 2 and 3

- 4.43 These inner catchment areas apply to 'Banbury Village' and the triangle of land formed by Barkly/Gordon street and Geelong Road. Please see Figure 14 for the constraints analysis of these catchment areas.
- 4.44 Banbury Village was fully developed in the last 15 years and includes a range of townhouse and apartment complexes. It is highly unlikely to be redeveloped within the timeframe of the Activity Centre Plan.
- 4.45 The catchment area bound by Barkly Street, Gordon Street and Geelong Road also faces access issues to West Footscray station.
- 4.46 Both of these inner catchment areas are highly fragmented with the majority of lots being less than 300sqm, meaning their development potential without significant lot consolidation is limited. Again, such consolidation is unrealistic and should it occur, will be at odds with the balance of the neighbourhood.
- 4.47 Finally, the Heritage Overlay applies to a number of sites in both catchment areas.
- 4.48 Accordingly, in accordance with the local conditions assessment in the application of catchment principles, the outer catchment should be applied to these two areas.

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Figure 14: Inner catchment areas 2 and 3 - constraints analysis

Recommendation:

- 4R.7 Inner catchment areas 2 and 3 should be removed from the inner catchment and designated as outer catchment areas.

Proposed inner catchment area – 4

- 4.49 The inner catchment has been applied to land directly east of the Tottenham Business Park bound by Palmerston Street to the east, Alma Street to the north, Ashley Street to the west and Rupert Street to the south.

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Figure 15: Inner catchment 4 - constraint analysis

- 4.50 This land is within the 5 minute walking catchment of Tottenham train station and includes many large sites that are suitable for development. Therefore, this area is suitable for inclusion as an inner catchment area.

Proposed outer catchment areas

- 4.51 The outer catchment has been applied to a large area with the approximate boundary of Droop Street to the east, Suffolk Street to the north and the railway line to the south. Figure 16 reflects the extent of the proposed outer catchment boundary.

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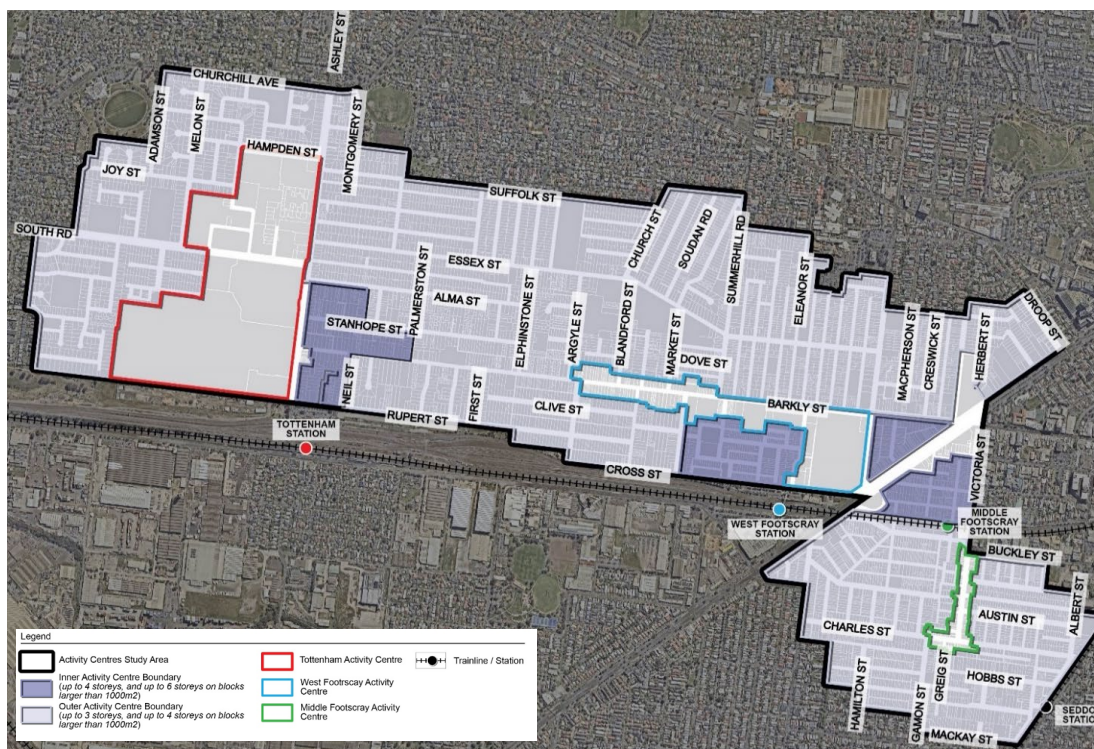


Figure 16: Proposed outer catchment boundary

- 4.52 Large parts of the area identified as outer catchment, especially in the north, are a significant distance and physically disconnected from the train stations and core area of the activity centre. Council's walkability analysis has found that large parts of this proposed catchment is not within a 10 minute walking distance from either a train station or activity centre: Figure 17 illustrates the areas that are located within a 10minute walking catchment of a train station and/or activity centre. Accordingly, the outer catchment area should be reduced to reflect a true walking catchment. Noting that this is a stated aim of applying the outer catchments, it is difficult to understand why the boundaries have been extended so far beyond these areas.

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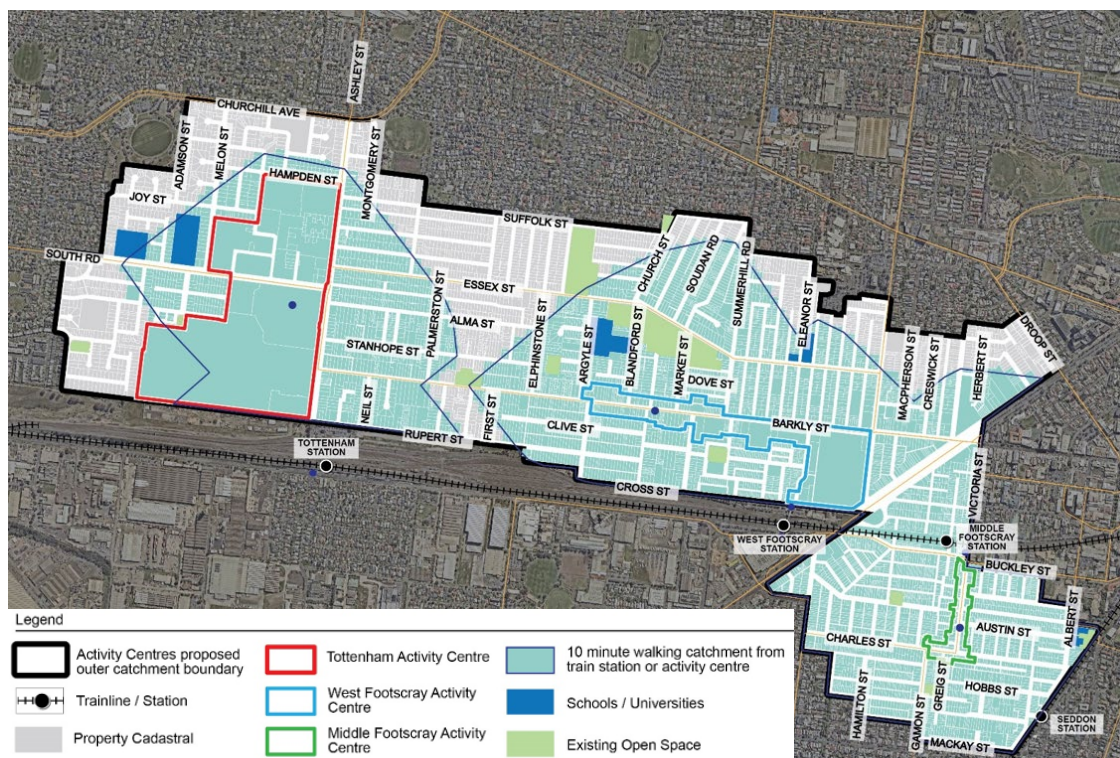


Figure 17: 10 minute walking catchment from train station or activity centre

Recommendation:

- 4R.8 The outer catchment area should be reduced in size to reflect a more accurate 10 minute walking catchment from the train stations and/or activity centre cores.

5. Proposed planning controls

- 5.1 Council understands that there will be a planning scheme amendment to introduce the proposed planning controls to the Middle Footscray to Tottenham Cluster activity centres.
- 5.2 To date, we have not received the full suite of draft planning scheme ordinance, maps or confirmation of the proposed rezoning and/or application of overlays.
- 5.3 Broadly, it is understood that the following planning controls and changes to the

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Maribyrnong Planning Scheme that will be introduced to support the outcomes envisioned by the Activity Centre Plan.

Built Form Overlay

- 5.4 The new Built Form Overlay (**BFO**) will be applied to the area within the Activity Centre core boundaries. The overlay determines building heights and design rules. It also introduces a 'deemed to comply' planning approval pathway that removes notice and review requirements if specified building heights, street wall heights and setbacks are met.
- 5.5 Council's concerns in respect of the implementation of the BFO in the context of these activity areas include:
- As no land is being rezoned within the activity centre core boundaries, inconsistencies with the intent of the underlying planning controls applying to sites will occur. This will be especially prevalent in West Footscray, where it is proposed to apply the BFO to land zoned Commercial 2 Zone. The objectives of this zone do not align with the overlay.
 - The wording of controls, in particular, to only seek to '*encourage*' consolidation. Council questions how the objectives and growth anticipated by the BFO will be achieved (if at all, and if so consistently) in the absence of significant site consolidation.
 - The BFO is a general template and does not include any specific information in relation to the activity centres.
- 5.6 Furthermore, the application of the BFO to the identified activity centre core areas is not consistent with Council's strategically justified and adopted activity centre boundaries, as outlined and discussed in section 4.
- 5.7 Council considers that this will likely lead to undesired and inconsistent built form outcomes.
- 5.8 Council is also concerned that the BFO schedule and its application to the activity centre core has not been included as part of the wider Phase 2 engagement. This lacks transparency and does not allow the community to be informed of the changes proposed to their area, particularly with a new planning tool that has not been previously applied within the municipality.

Housing Choice and Transport Zone

- 5.9 Council understands that the HCTZ will be applied to the residential land surrounding the activity centre core areas. Schedule 1 of this zone applies to the 'inner' catchment area, and allows for increased density, including up to 6 storeys on blocks larger than 1,000m² and up to 4 storeys in all other places. Schedule 2 applies to the 'outer' catchment and allows for up to 4 storeys on blocks larger than 1,000m² and up to 3 storeys in all other places.

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5.10 There are no changes to the planning approval pathways for land within the HCTZ, however other planning reforms such as the new Townhouse and Low-Rise Code and the 4-6 storey residential code may apply.

5.11 Council's concerns in respect of the HCTZ include:

- Council understands that DTP has undertaken a catchment analysis to determine where the inner and outer catchment areas should be applied. This included analysing movement barriers, proximity to train stations, walkability of the area, identifying key corridors (public transport, cycling and pedestrian movements), areas with high amenity and access to high quality open spaces, non-sensitive interfaces, heritage precincts, areas of adverse amenity (industrial buffers) and lots less than 300m². However the analysis undertaken has not been provided to Council and, having reviewed the proposed catchments, Council is concerned that not all local conditions have been considered when determining the boundary for the catchment areas. This analysis and recommendations for changes to the boundary for each activity centre are outline in section 4.
- The NCO and Neighbourhood Character Precincts are not recognised within the HCTZ.
- In the HCTZ, notice and review and third-party appeal rights for planning applications remain for 4 to 6 storey buildings. For developments that involve 2 or more dwellings on a lot up to 3 storeys, the new Townhouse and Low-Rise Code applies. This information has not formed part of the information made public.
- The intention of rezoning of properties within the HCTZ has not been included within the publicly available information in the phase 2 engagement. This is not transparent and does not allow the community to be fully informed of the outcomes of the program.

Planning Scheme Amendment

5.12 Council has not received the complete planning scheme amendment documentation package, including maps and any accompanying policy changes. This makes it difficult to assess whether the planning scheme amendment is appropriate.

5.13 The limited information that DTP has given Council includes:

- A table of rezoning in the activity centre core
- A map of each activity centre showing proposed rezoning in the activity centre core, active frontages and pedestrian connections
- Confirmation that DDO7 and DDO8 (which were updated in 2024 as part of Amendment C162mari to implement the West Footscray Neighbourhood Plan) will be removed as part of the amendment to implement the activity centre core

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- A high level overview of proposed policy changes, which does not include a tracked change copy of the local clauses.

5.14 Based on this limited information, Council raises the following concerns:

- There is a Development Plan Overlay and approved Development Plan over the area known as Banbury Village. Council is unsure of the impact of rezoning this area to the HCTZ and whether there will be an inherent conflict between this zone and approved Development Plan.
- Further discussions should be held with Melbourne Airport to establish that the heights of buildings proposed in the Melbourne Airport flight paths will not impact airport operations or aircraft safety.
- Council strongly considers that the planning scheme amendment documentation should be provided in full to Council and the community so the proposed changes can be properly understood and engaged with.

5.15 A full list of issues and comments on the planning controls have been provided in Appendix C.

Recommendations

- 5R.1 The BFO should not be applied to land in an incompatible zone.
- 5R.2 An updated BFO schedule that is specific to the activity centres in the Middle Footscray to Tottenham Cluster should be supplied to Council for review.
- 5R.3 The BFO should only be applied within the Council endorsed activity centre boundaries in accordance with Council's extensive strategic work.
- 5R.4 The planning scheme amendment should form part of a third phase of engagement so that Council and the community are fully informed of the impacts of the amendment.
- 5R.5 DTP should provide Council with all background documents and supporting analysis of the proposed planning scheme changes and allow time for Council to provide considered feedback on these documents.

6. Housing growth and capacity

- 6.1 Council has not been told the capacity of the three train and tram zone activity centres. This is critical information that DTP should provide as a matter of urgency.
- 6.2 The State Government has set a housing target of 48,000 for the City of Maribyrnong through Plan for Victoria.
- 6.3 While Council acknowledges and supports the need to meet housing growth across Victoria, it is important to consider, assess and apply those objectives in a way which

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reflects the conditions of each municipality and hierarchy of activity centres.

- 6.4 Maribyrnong has the capacity to accommodate this growth without making the changes identified in the activity centre project for the Middle Footscray to Tottenham Cluster.
- 6.5 Footscray is a Priority Precinct and Metropolitan Activity Centre as designated by the State Government and is a higher order centre providing a range of job, activities, services and housing. It has the greatest capacity to accommodate new homes.
- 6.6 Braybrook-Central West is a major activity centre and is a higher order activity centre than Seddon Neighbourhood Activity Centre and West Footscray Neighbourhood Activity Centre. It is unknown if the capacity analysis prepared by DTP reflects this order and ability to provide an increased number of homes in Footscray and Braybrook-Central West.
- 6.7 Should the capacity of the Middle Footscray and Tottenham train and tram activity centre zones be increased, this could come at the expense of development in the Footscray Priority Precinct, Braybrook-Central West or other strategic sites in the municipality such as the Defence Site in Maribyrnong.
- 6.8 There are other mechanisms outside of planning tools to increase the rate of development that the State Government should consider. Actual construction depends on development feasibility which is influenced in part by planning regulations. However, it is also greatly impacted by the availability and cost of materials and labour, Commonwealth and State taxes, interest rates, and property investment trends. None of these are controlled by the planning scheme.

Recommendations:

- 6R.1 Provide Council with the capacity and supporting information for new homes in the Middle Footscray to Tottenham Cluster train and tram activity centre zones as a matter of urgency.
- 6R.2 Investigate other mechanisms outside the planning framework to encourage development.

7. Infrastructure Provision

- 7.1 Council is yet to receive detailed information on the proposed infrastructure provision as part of the Activity Centre Program, which includes the identification of what infrastructure is required to meet the planned growth in each area and how this required infrastructure is to be funded or delivered. This is unacceptable.
- 7.2 Alongside the identification of infrastructure required, investment in infrastructure is vital to the success of planning for housing growth.

Community Infrastructure

- 7.3 As a result of the Best Start Best Life Reforms, demand for sessional kindergarten in the catchment area will double over the next decade.
- 7.4 Due to an increase in the population of 3 year olds and demand for kindergarten services

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and 15 hour provision requirements, by 2036 less than half of 3 year olds will be assigned to a kindergarten centre. Accessibility challenges are expected to persist, especially in central and south-eastern areas of the municipality.

- 7.5 Similarly, due to an increase in the population of 4 year olds and the increased provision of kindergarten hours per child to 30 hours from 15, only 46.1% of 4 year olds will be able to secure a kindergarten place, with 38% unassigned a kinder and 16.1% lacking nearby access. Expansion in kindergarten centres will be crucial to ensure equitable access, particularly across the area identified in the catchment of the train and tram zone activity centres.
- 7.6 Due to the increased need and demand for community centres, leisure centres, early years centres and arts and cultural facilities, an updated infrastructure needs assessment must be completed.
- 7.7 Within the activity centre catchment areas, there is:
- Elevated demand and high need for leisure centres, libraries and community centres that cater to young people and older persons in Braybrook.
 - High need for libraries and facilities that can cater for older people in Footscray.
 - High need for leisure centres, community centres and maternal and child health centres in West Footscray.
 - High need for early years' centres including both kindergarten and maternal child health centre services in Seddon.
- 7.8 Any infrastructure needs assessment must be made public to allow for Council to review and appropriately consider the needs of the community and any financial implications.

Transport Infrastructure

- 7.9 Council is supportive of the sustainable transport mode shift and considers that the following should be implemented:
- **North-south and east-west cycling access:** transport permeability through the activity centres and rail corridor could be further promoted through improvements to the north-south and east-west cycling access.
 - **Roads:** the function of roads needs to be carefully planned because some are narrow and will struggle to support multiple mode uplifts without significant works. For example, Ashley Street, Victoria Street and Summerhill Road.
 - **The Movement and Place network:** the Movement and Place proposed network needs to be updated to reflect the walking and cycling connections envisioned by the Activity Centre plans.
 - **State Road:** advocacy for bus improvements, bus network reform, improved station

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access and safer pedestrian crossings and traffic signals on State Road and interchanges should form part of this program.

Middle Footscray Activity Centre

- 7.10 Seddon is well serviced by public transport with good access to two train stations – Middle Footscray on the Sunbury line and Seddon on the Williamstown/Werribee lines.
- 7.11 The Seddon Neighbourhood Plan on page 33 lists the following objectives regarding access and movement:
- To prioritise active and public transport as the primary modes of travel
 - To improve pedestrian access to and within the suburb, and to schools, shops and train stations
 - To provide supporting transport infrastructure that benefits all ages and abilities.
- 7.12 These objectives are supported by several strategies and actions. The actions are:
- Investigate options for improvements to cycling and pedestrian safety and amenity at:
 - Pilgrim Street rail underpass and Bristow Street intersection
 - Northern section of Williamstown Road
 - Hyde and Nicholson Streets (connecting to Yarraville Gardens)
 - Victoria and Charles Street and in the Seddon Neighbourhood Activity Centre
 - Investigate and develop a road safety and mobility plan for the Seddon Neighbourhood Activity Centre including further consideration of speed limit reductions as part of a Mobility and Access Study.
 - Improve cycling connections, including:
 - improvements to the existing route along Pilgrim Street and east into Bristow Street
 - improvements to the environment and existing facilities between Yarraville and West Footscray train stations
 - Investigate Hamilton and Bayview Streets as alternative north-south cycling routes in addition to Gamon Street
 - Investigate the implementation of the Department of Transport and Planning pop-up bicycle project as per any future Council resolution
 - Advocate to the State Government for improvements to pedestrian access to Middle

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Footscray and Seddon train stations and Bus services that connect to Seddon train station.

- 7.13 Council considers that the above actions should be incorporated into a movement and access network and the Activity Centre Plan.
- 7.14 Council also advocates for upgrades to the bus interchange at Middle Footscray Station and improved pedestrian and bicycle access into Middle Footscray Station.
- 7.15 These are not simply matters of detail, they are matters which are essential to the sustainable delivery of growth and density in these areas.

West Footscray Activity Centre

- 7.16 As part of any movement and access network, DTP should consider the following work currently being developed by Council:
 - The masterplanning of Barkly Village
 - The North-South Cycling Study which bisects Barkly Village
- 7.17 Additionally, Council notes:
 - The rail corridor is a major barrier for all connections between the north and south of the area.
 - Better bus integration at West Footscray station is needed.

Tottenham Activity Centre

- 7.18 Tottenham Station and the surrounding area requires significant transport improvements.
- 7.19 Access to the station from the south over Sunshine Road / Ashley Street and from the north over South Road (west of Braybrook-Central West Activity Centre) needs to be improved.
- 7.20 Council is currently working on the improvement of local street pedestrian and cycling connectivity south of Tottenham Station through West Footscray to Tottenham Station.
- 7.21 Council has engaged with the Level Crossing Removal Project (**LXRP**) and Rail Projects Victoria (**RPV**) in relation to the Sunshine Superhub and Melbourne Airport Rail Link project. We anticipate that any works undertaken as part of the Sunshine Superhub and Melbourne Airport Rail Link projects will align with the objectives of the Activity Centres Program and will include improvements to station access and facilities.
- 7.22 Key infrastructure items requested as part of the Sunshine Superhub project are:
 - Existing bicycle and pedestrian infrastructure linking Tottenham Railway Station and Sunshine Road to the northern car park is inadequate and requires immediate upgrade.
 - Safety and access issues to Tottenham Station should be addressed as part of the

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proposed works.

- Upgrades to Ashley Street underpass to meet DDA compliance, amenity, lighting, safety and security.
- Improvements to bicycle and pedestrian access and safety at Tottenham Station.
- Improved east-west crossing facilities for the Sunshine railway line shared path at the Ashley Street crossing, near Rupert Street.
- A new bus interchange at Tottenham Railway Station, and improved connectivity of buses to West Footscray Railway Station and new bus connections to Braybrook and Highpoint.
- Advocacy for implementation of high-capacity and high-frequency bus connections from Tarneit to Tottenham to Highpoint via Ashley Street as recommended by Infrastructure Victoria.

7.23 The requested key infrastructure works at Tottenham Station and surrounds address ongoing safety concerns and supports both the State Government's objective of housing more people near Tottenham Station and multiple strategic objectives for State Government and Council.

7.24 As noted above, the information provided on infrastructure is extremely limited. Troublingly, based on the available information, it appears no new open space or existing and new community infrastructure has been identified.

Recommendations

7R.1 The supporting / background reports that have informed the infrastructure requirements should be provided to Council for review and comment.

7R.2 The proposed infrastructure provision as part of the Activity Centre Program, which includes the identification of what infrastructure is required to meet the planned growth in each area should be provided to Council for review and comment.

7R.3 The Activity Centre Program should be paused until an infrastructure collection mechanism is finalised, including how this will work with the existing Maribyrnong Development Contributions Plan and whether it will be adequate to address the infrastructure needs of the anticipated growth.

7R.4 DTP should provide Council with the draft Infrastructure Contributions Plan and supporting information for review and comment.

8. Open Space

8.1 Open space contributes to the character, sustainability and liveability of the City of

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Maribyrnong. The community identified they highly value open space for a diversity of reasons, including trees, to relax and unwind, for children to play and for health and wellbeing, amongst others.

- 8.2 Open space has inherent natural qualities that contribute to the greening and biodiversity values of the City of Maribyrnong. During community consultation, it was consistently identified as an element which is highly valued because it is used by the community for a diverse range of organised and informal recreational and social activities. There is growing evidence to show a high quality open space network has direct benefits for our physical health, mental wellbeing, social interactions and sense of community.
- 8.3 While Council understands and supports the need for development and growth, the high density model of housing proposed across the catchment areas will likely provide little to no private open space for dwellings and will result in increased reliance and pressure on the existing open space network.
- 8.4 The City of Maribyrnong Open Space Strategy 2014 (**Open Space Strategy**) and Open Space Strategy 5 year Review Addendum Report June 2020 (**Open Space Strategy Addendum**) identify a number of gaps in the existing open space network, as shown in Figure 18 below. This includes areas within the Activity Centre Program catchment area.

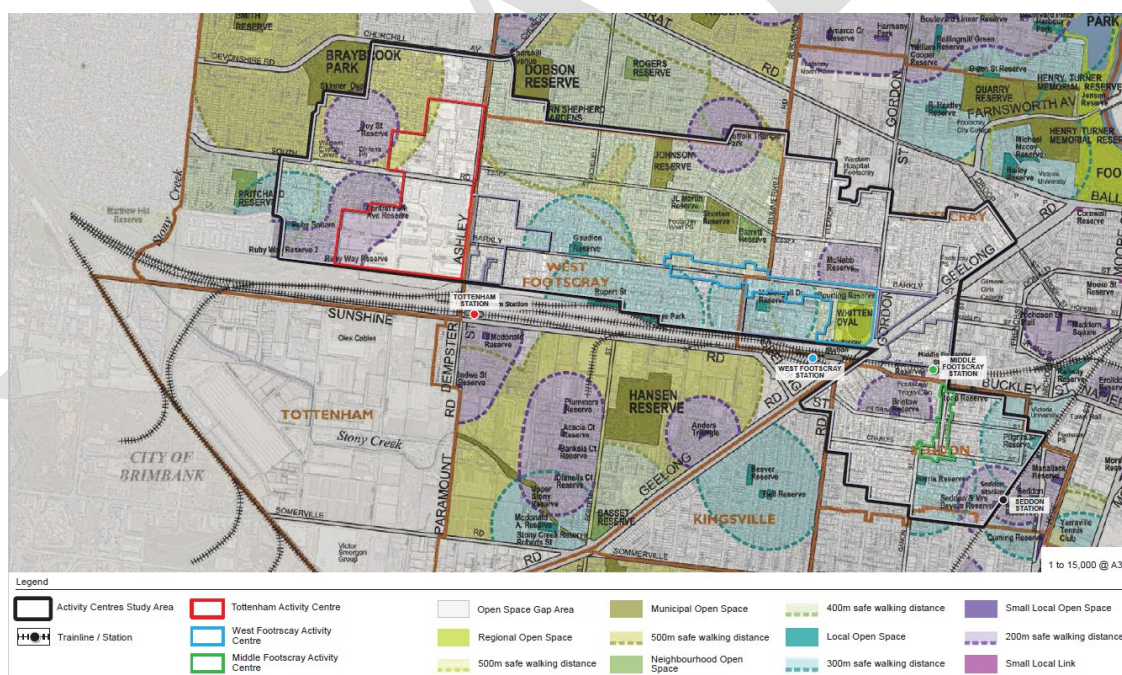


Figure 18 Existing Open Space gaps (areas in white/grey) within Activity Centre boundaries

- 8.5 Given the existing shortfall and the increased density and population proposed, the need for new open spaces to be identified and delivered, in partnership with the State

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Government is paramount for Council. A failure to provide sufficient public open spaces will put even more strain on existing spaces.

- 8.6 Provisions for public open space also need to be accommodated on private development sites, especially on large sites within the Activity Centres. Masterplanning should be required for these sites to ensure an appropriate amount of open space is provided at the right location and of an adequate size to provide the highest community benefit. These sites should be supported by strong pedestrian and cycle connections that link to the surrounding residential areas.
- 8.7 Understanding the funding mechanisms, whether through, Public Open Space Contributions, the existing Development Contributions Plan arrangements, or the new Infrastructure Contributions Plan, needs to be further understood to ensure the existing open space shortfall is not exacerbated. Council welcomes the opportunity to partner with the State Government to explore how more open space can be delivered in these areas.
- 8.8 Currently, no new open spaces are proposed within the activity centre areas. This is an inadequate outcome in securing and delivering public open space to service the growing community.
- 8.9 This is exacerbated by the fact that the increased urban density and building heights proposed by DTP will impact solar provision to existing open spaces. This is especially a concern for McDougall Reserve in the West Footscray Activity Centre catchment area, where 12 storeys is now proposed to the north of this site, resulting in it being overshadowed at all times and diminishing its quality as an open space site and its potential to contribute to urban greening through tree planting.
- 8.10 Council welcomes State Government projects that are seeking to increase the amount of trees being planted and retained in residential areas, such as the recent announcement introducing canopy tree protections into the planning scheme. Plan for Victoria has implemented the action to protect and enhance canopy trees through the target of 30% tree canopy cover in built up areas.
- 8.11 However there are difficulties achieving this target given the limited existing open space and narrow streets that restrict opportunities for further tree planting.
- 8.12 Council is also concerned that the 'green streets' identified have associated increased height limits as part of the built form. This will limit the ability for the green streets to thrive as overshadowing and limited solar access, as well as a wind tunnel effect will restrict growth and diminish the potential for canopy trees to be established.
- 8.13 The 'Pick My Park' project is an exciting initiative to partner with the State Government to deliver new or upgraded open space within the Activity Centre area. This is however, the only avenue from the State Government to partner on open space projects. While this is a good initiative, it does not go far enough to ensure there will be enough, or high quality, open spaces for future residents.

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Recommendations

- 8R.1 Review the impacts of heights on existing open space and green streets; in terms of solar access, and wind tunnel effect.
- 8R.2 Identify and deliver new open space to accommodate for the increase demands; this can be through the expansion of existing open spaces, or the development of new open space which may require the acquisition of properties to achieve.
- 8R.3 Partner with Council to upgrade existing open spaces in the activity centres as identified below.

Middle Footscray Activity Centre

- 8.14 The catchment area for the Middle Footscray Activity Centre includes Bristow Reserve, Harris Reserve and Footscray Trugo Club. There is no existing open space within the activity centre core. Council's Open Space Strategy identifies existing gaps in the open space network for large parts of Seddon, including east of Victoria Street and east of Williamstown Road.
- 8.15 Council recently endorsed plans to create a pop-up park at the corner of Austin Street and Victoria Street because the Footscray Trugo Club is currently being redeveloped.

Recommendations

- 8R.5 Provide funding for Council to upgrade Harris Reserve.
- 8R.6 The State Government should assist with the identification, acquisition and development of land for new open space to support growth projections in Seddon.

West Footscray Activity Centre

- 8.16 The catchment area for West Footscray Activity Centre includes a number of open spaces such as Shorten Reserve, Johnston Reserve, Gaudion Reserve, Beaurepaire Reserve, McNabb Reserve and Lions Park. Whitten Oval, which has limited public access due to being the home of the Western Bulldogs Football club, is identified within the boundary of the Activity Core. Council's Open Space Strategy identifies that there is an existing shortfall within the catchment area, north of Barkly Street, between Summerhill and Gordon Streets.
- 8.17 A pop-up park was established at the corner of Clarke Street and Barkly Street. After a successful trial, this space is now being made permanent, including an extended space with more shade, plants, trees and seating. However, funding is required to develop this as a permanent open space. A major upgrade to Shorten Reserve recently commenced that will upgrade the oval and pavilion, construct a new RecWest facility and provide a new playground and community plaza.

Recommendations

- 8R.7 State Government development of the existing Footscray hospital site, to the north of the

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Activity Centre, should include open space and plan for strong pedestrian and cycling connections south down to the activity centre and train station.

- 8R.8 Provide funding for Council to upgrade McNabb Reserve and Gaudion Reserve.
- 8R.9 The State Government / VicTrack should undertake major upgrade of Lions Park, which is on land owned by VicTrack.
- 8R.10 The State Government should assist with the identification, acquisition and development of land for new open space in the West Footscray area.

Tottenham Activity Centre

- 8.18 The catchment area for the Tottenham Activity Centre includes Ruby Square and Centre Park Avenue Reserve. There is no existing open space within the Activity Centre Core area. Council's Open Space Strategy identifies existing gaps in the open space network for large parts of Braybrook including the west of Ashley Street, from Ballarat Road to the railway reserve and to the east of Ashley Street, from Essex Street to the railway reserve.
- 8.19 Council has recently completed upgrades to Braybrook Park/Skinners Oval, to the north of the catchment area.

Recommendations

- 8R.11 Provide funding for Council to upgrade Ruby Square.
- 8R. 12 The State Government/VicTrack should identify open space opportunities within the railway reserve, which is on VicTrack land.
- 8R.13 The State Government should assist with establishing a new linear open space corridor along Stony Creek, to the south of the railway line.
- 8R.14 The State Government should assist with the identification, acquisition and development of land for new open space in the Tottenham/Braybrook area.
- 8R.15 Inclusion of a land contribution for public open space provision to any major development site in the Central West Shopping precinct.

9. Social and Affordable Housing Provision

- 9.1 Based on 2021 Census data, there are approximately 550 affordable housing units in the catchment area, which equates to 6.5% of all dwellings.
- 9.2 There is a severe shortage of affordable private housing options in the catchment area. According to the Homes Victoria Rental Report – March quarter 2025 and the Housing Victoria waitlist in March 2025, only 43 private rental listings in Maribyrnong City Council area were considered affordable to households in the lowest 40% of incomes.
- 9.3 Approximately 625 additional affordable housing units are required to meet the current needs of an estimated 175 homeless people in the catchment area. This cohort includes

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rough sleepers, couch surfers, people living in marginal housing, people living in low income households (less than \$1750 per week) and people living in rental stress on the private market (where rent payments are greater than or equal to 30% of the household income).

- 9.4 According to the Housing Victoria waitlist of March 2025, the catchment area received over 10,600 location social housing preferences, suggesting heavy demand pressure across the catchment area.
- 9.5 The proposed planning tools do not address shortfalls in social and affordable housing.
- 9.6 The promotion of emerging housing models, should be included within new planning controls.

Recommendations

- 9R.1 Amend the proposed planning controls to include mandatory affordable housing requirements.
- 9R.2 Promote, partner and fund emerging affordable housing models to support the delivery of social and affordable housing.

10. Environmental considerations

- 10.1 Council is concerned about the lack of consideration of environmental considerations and the inadequacy of environmental assessments undertaken. The areas of concern identified by Council to date are detailed further below.

Urban Heat Island and Canopy Cover

- 10.2 The urban heat island effect (the impact of unshaded, hard surface areas on amplifying heat in summer times) is a significant concern across the municipality – driven by a legacy of low tree canopy cover particularly on private land – which is not considered by the available documentation.
- 10.3 The introduction of Clause 52.37 Canopy Trees by Amendment VC289 will assist in the protection of canopy trees on residential land and Council initiatives such as the Urban Forest Strategy, have begun to increase tree cover and biodiversity in streets, parks and other public areas. However, a consistent loss of vegetation in residential areas continues to be a problem and is contributing to hotter, less hospitable neighbourhoods. This is often due to moonscaping (extensive site clearing), minimal landscaping and large amounts of space along streets being allocated to driveways and concreting in new development.
- 10.4 Given that private land comprises 70% of space in the municipality, it represents the largest opportunity for vegetation, significantly more so than what Council can do within public spaces. Addressing this is vital for improving our resilience to climate challenges now and in the future.

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- 10.5 Council is concerned that the 30% tree canopy target in urban areas may be difficult to achieve in conjunction with the development envisioned in the activity centre areas.

Air pollution

- 10.6 Council is working to address the environmental and health impacts of poor air quality in the municipality, largely caused by the City's proximity to the Port of Melbourne and high volumes of trucks and vehicles on local roads. As a result, Maribyrnong residents face a 40% higher than average risk for air quality related diseases.
- 10.7 Council wants to focus housing growth in appropriate locations where services are most accessible, such as activity centres and areas with strong public transport access. At the same time, development along major transport corridors with high traffic volumes – such as Geelong Road, Ballarat Road, Williamstown Road and Ashley Street - will need to be carefully managed.

Flooding risks

- 10.8 Melbourne Water is currently re-modelling riverine, regional and local stormwater flood risk across its entire region, including the City of Maribyrnong. The new modelling uses more sophisticated computation techniques, accounts for updated urban development and adopts a 2024 scenario and a 2100 scenario that factors in projected climate change impacts. This will result in a change to current flood extents.
- 10.9 Accordingly, flood risk presents another layer of climate vulnerability, particularly in areas close to the Maribyrnong River and lower-lying parts of the City, which is only expected to worsen over time. Therefore, managing growth in these locations requires stronger integration of flood resilience, sustainable water-sensitive urban design (**WSUD**), and climate-responsive housing. Ensuring that future development supports environmental performance and neighbourhood character – including tree planting, access, open space integration, and permeability – will be crucial for adapting to climate change while delivering quality residential environments.

Water sensitive cities

- 10.10 Water sensitive cities represent a holistic and forward-thinking approach to urban water planning and management. They are sustainable, resilient, climate adaptive, productive, and liveable and deliver social, environmental, and economic outcomes important to Council.
- 10.11 Key government strategies recognise that a water sensitive city or water-oriented precinct planning approach has the ability to deliver a variety of multiple benefits, resilience and genuine community value for urban renewal areas. This kind of approach is critical in enabling the City of Maribyrnong to be adaptive and thrive in the face of global challenges such as climate change and rapid urbanisation.

Consideration of climate change impacts in land use planning decisions

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- 10.12 To respond to climate changes and urban development impacts, local governments, DEECA, Melbourne Water, Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, Yarra Valley Water, South-East Water and Greater Western Water are exploring the role of water sensitive city considerations in urban land use planning and design. To this end, several Melbourne wide initiatives, which consist of both private and public realm interventions, have been identified to enable the delivery of resilient and liveable activity centres.
- 10.13 For the private realm, Council submits that the following interventions will help address the worsening climate and flood risks:
- Urban green infrastructure (green roofs and walls)
 - Onsite storage detention and reuse
 - Provision for third pipe plumbing for alternative water use within developments for irrigation and toilet/laundry use
- 10.14 These interventions when coupled with the public realm initiatives in the streetscape and open spaces will ensure the activity centres are cool, green and resilient places.

Environmentally sustainable design

- 10.15 The lack of consideration of environmentally sustainable design (ESD) in the documentation is a concern.
- 10.16 Council is working to improve ESD in new housing across the City of Maribyrnong. This means making sure new homes are more energy efficient, climate resilient, and better for the environment.
- 10.17 Council is one of 25 councils involved in the Elevating ESD Targets project (Planning Scheme Amendment C177), which seeks stronger sustainability requirements for new development, including to achieve:
- Net-zero carbon buildings
 - Better energy and water efficiency
 - More green spaces and tree planting
 - Aligning with the National Construction Code's 7-star energy rating
- 10.18 While the Minister for Planning has paused Amendment C177, Council remains committed to advocating for higher ESD standards.

Recommendations

- 10R.1 Direct increased growth away from key roads with high volumes of trucks and vehicles such as Geelong Road and Williamstown Road.
- 10R.2 Identify additional ways for tree canopy to be increased in the activity centres to reduce the

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heat island effect.

10R.3 Integrate requirements for flood resilience, WSUD and climate responsive housing.

10R.4 Integrate a water orientated precinct planning approach.

10R.5 Require ESD standards to be implemented.

11. Impact of other State Government planning reform

11.1 The State Government's concurrent planning reforms propose whole-scale changes to car parking provisions, open space/infrastructure contributions, social and affordable housing, mid-rise residential standards and ESD..

11.2 Council supports these reforms, however notes that the detail and timeframes for implementation is unknown. To allow for orderly planning, Council submits that the contemplated planning reforms should be made public and implemented before the activity centre plans are finalised.

11.3 If this does not occur, there is a risk that infrastructure requirements, affordable housing and the impact of climate changes will continue to be exacerbated and will not be properly taken into account in the activity centre planning and controls.

Recommendation

11R.1 The Activity Centre Program implementation should be paused until the details and outcomes of State Government's planning reforms are known.

12. Community and Stakeholder consultation

12.1 Council welcomes that two phases of engagement has occurred, including in-person sessions and the establishment of the Community Reference Groups.

12.2 It is our understanding that this Phase 2 engagement is the last phase of consultation. No formal consultation is proposed on the draft Activity Centre Plan and other relevant documentation, either with Council or the community.

12.3 Council and the community should be provided the opportunity to review and provide comments on the draft Activity Centre Plan and supporting documentation. Currently the lack of information provided limits the understanding of the amendment and its impact on the community.

12.4 The Community Reference Groups should also be reconvened to review the documents and provide input as part of the Phase 2 engagement.

12.5 There is potential to hold a third phase of engagement to allow for Council and the community to review and provide feedback for all the activity centre plans, supporting documents and the associated planning scheme amendment to encourage informed participation and support transparency in the planning process.

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Recommendations

- 12R.1 Provide greater scope and time for Council and the community to participate in the consultation process to allow meaningful engagement to occur.
- 12R.2 Conduct a third phase of engagement on the Activity Centre Plan, supporting documents and the planning scheme amendment once the full suite of documents are made public.

13. Procedural fairness and access to information

- 13.1 The Activity Centre Program process has been expedited and has not followed standard planning process for changing planning controls in an area, and particularly changes of this nature and scale.
- 13.2 Transparency is required in the engagement process and community input should be sought as part of proposed planning changes in the Activity Centre areas.
- 13.3 There has been limited access to technical analysis and supporting information as a part of the project. Accordingly, the lack of engagement with Council officers has resulted in minimal scope to influence and collaborate on the plans.
- 13.4 Council understands that there is to be no advisory committee process undertaken as part of this amendment. We consider that an Independent Advisory Committee should be held to ensure a genuine opportunity for input into the plans, greater transparency, analysis and informed decision making.

Recommendation:

- 13R.1 Further consultation should be undertaken on the draft Activity Centre Plan and supporting information with Council, the community, Traditional Custodians and key stakeholders.
- 13R.2 An Independent Advisory Committee should be appointed and a hearing conducted to consider unresolved matters on the draft Activity Centre Plan.

14. Conclusion / Recommendations

- 14.1 In conclusion, while Council understands the State government's desire for planning reform and the drivers behind it, the analysis undertaken by Council, based on the limited information made available to date, reveals that there are several flaws as it has been applied in the Middle Footscray to Tottenham Cluster.
- 14.2 A key plank of strategic planning, as it has been applied in Victoria to date, is that proposals to amend the planning scheme must be strategically justified, well-founded in an analysis and understanding of policy, and supported by detailed work and technical analysis. Applied with this lens, the program presented to date for the Middle Footscray to Tottenham Cluster is lacking.
- 14.3 Council requests that the issues identified throughout this submission are revisited and

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carefully thought through. They are made by Council, the entity not only tasked as the responsible and planning authority for the Maribyrnong Planning Scheme, but also the authority responsible for delivering services to cater to the needs of its community.

- 14.4 A consolidated list of the recommendations made throughout this submission, are provided in Appendix D.
- 14.5 This concludes Council's submission.

DRAFT

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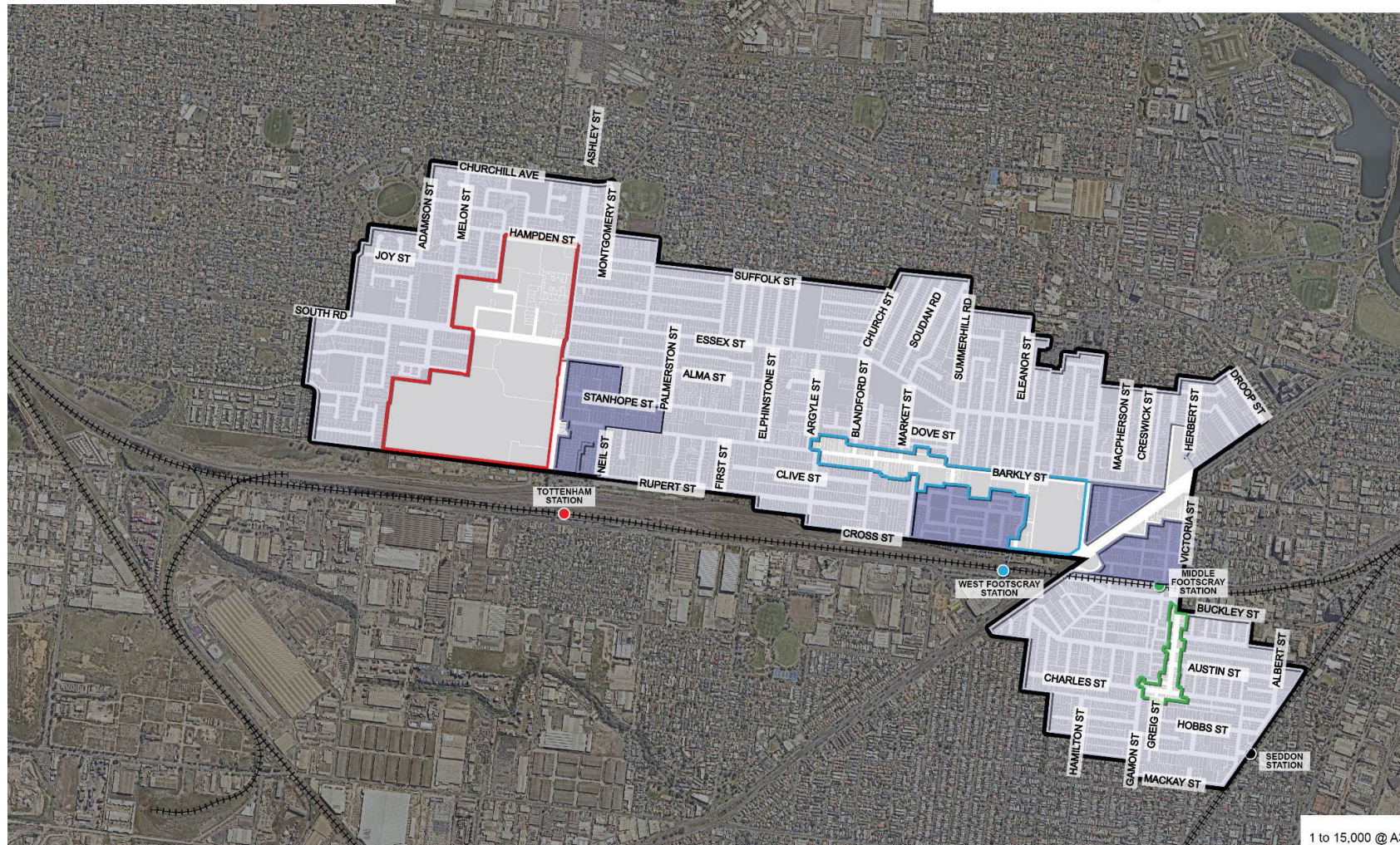
APPENDICES

Appendix	Document
A	Council mapping analysis
B	Built Form visualisations (Fieldwork Architects)
C	Planning controls feedback
D	Consolidated list of Recommendations

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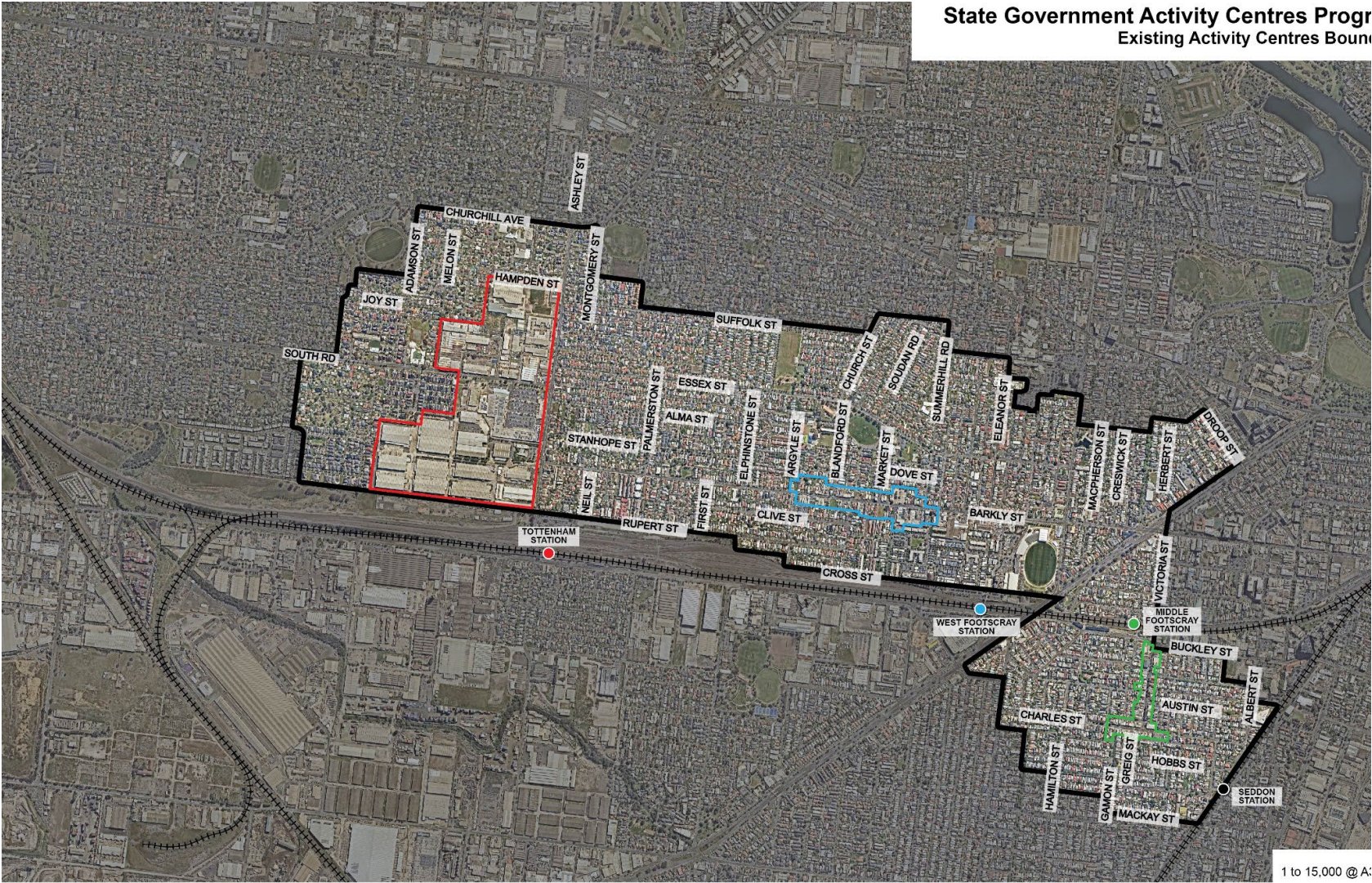
Appendix A – Council mapping analysis

State Government Activity Centres Program Proposed Activity Centres Inner & Outer Boundaries



- Activity Centres proposed outer catchment boundary
- Inner Activity Centre Boundary (up to 4 storeys, and up to 6 storeys on blocks larger than 1000m²)
- Outer Activity Centre Boundary (up to 3 storeys, and up to 4 storeys on blocks)
- Tottenham Activity Centre
- West Footscray Activity Centre
- Middle Footscray Activity Centre
- Trainline / Station

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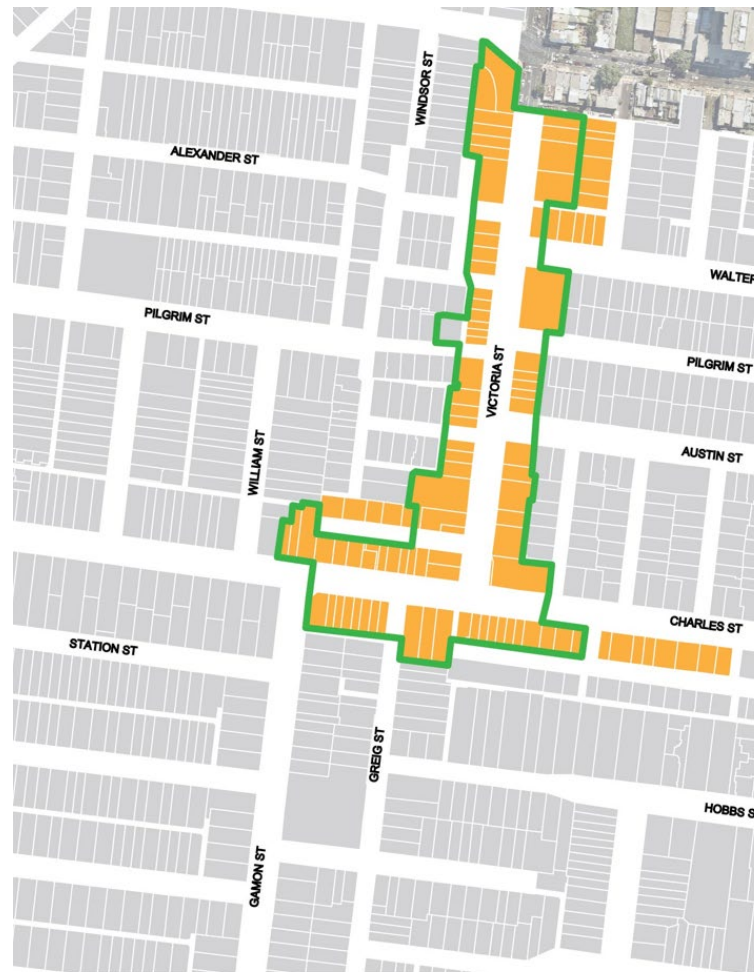
- Activity Centres proposed
outer catchment boundary

Trainline / Station
- Tottenham Major Activity
Centre

West Footscray Neighbourhood
Activity Centre

Seddon Neighbourhood
Activity Centre

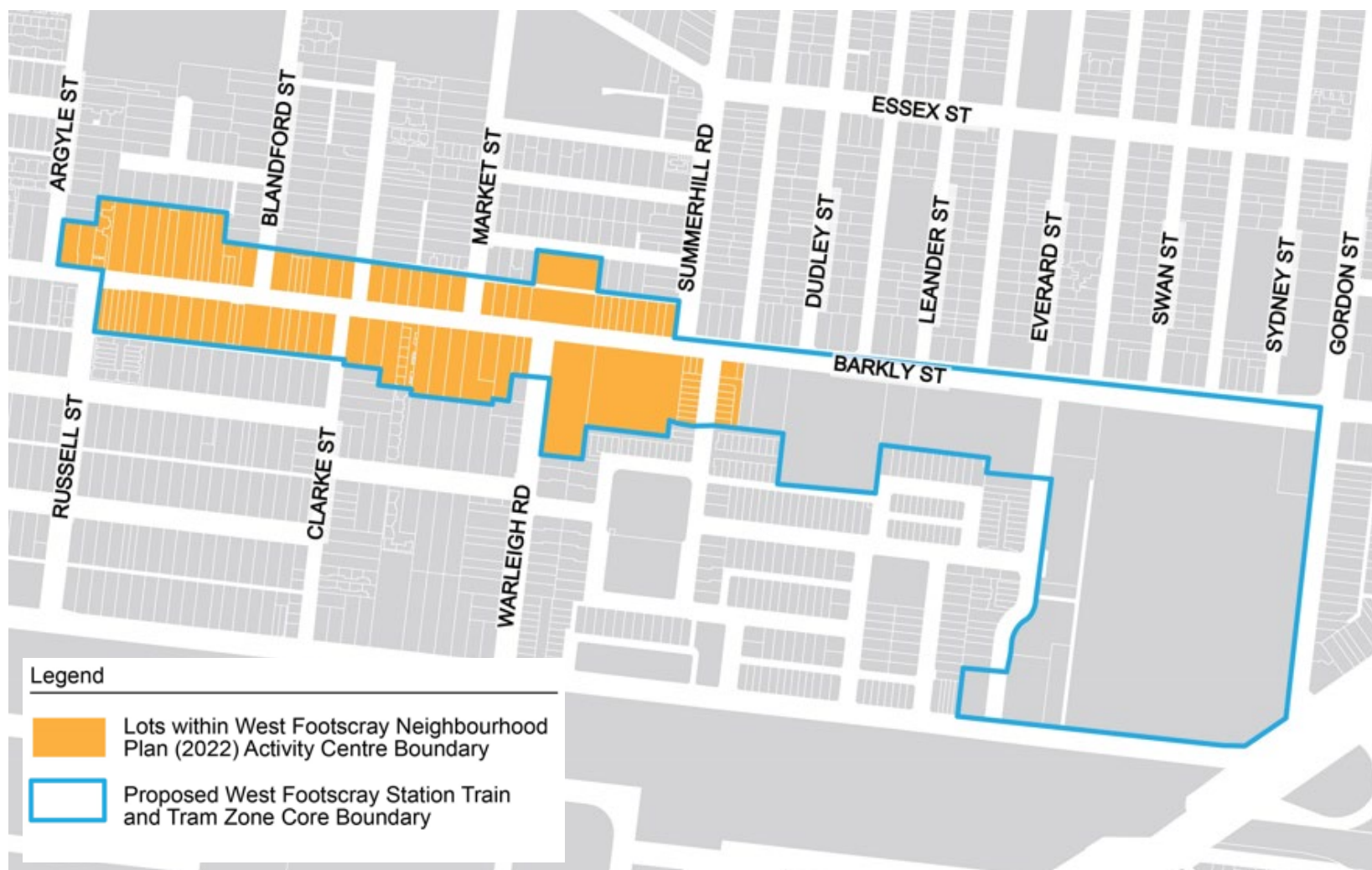
Areas of differences between Activity Centre boundaries



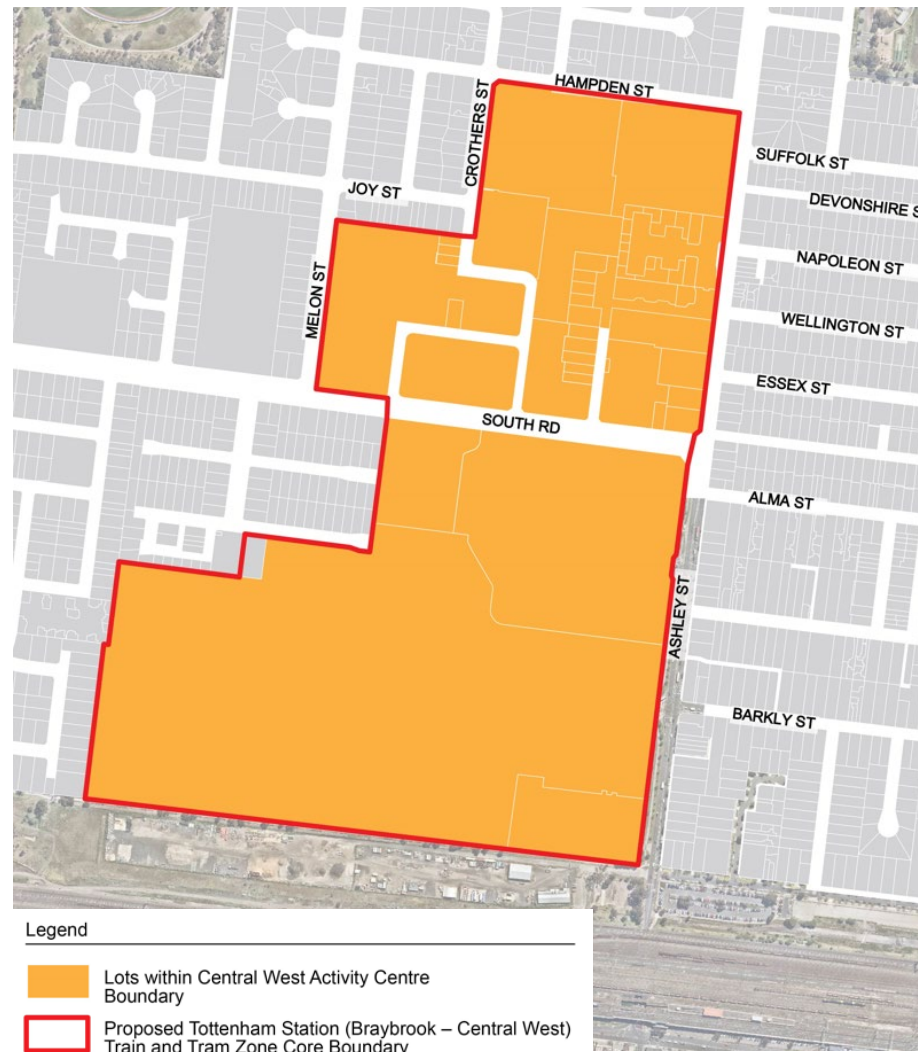
Legend

-  Lots within Seddon Neighbourhood Plan (2025) Activity Centre Boundary
-  Proposed Middle Footscray Station (Seddon) Train and Tram Zone Core Boundary

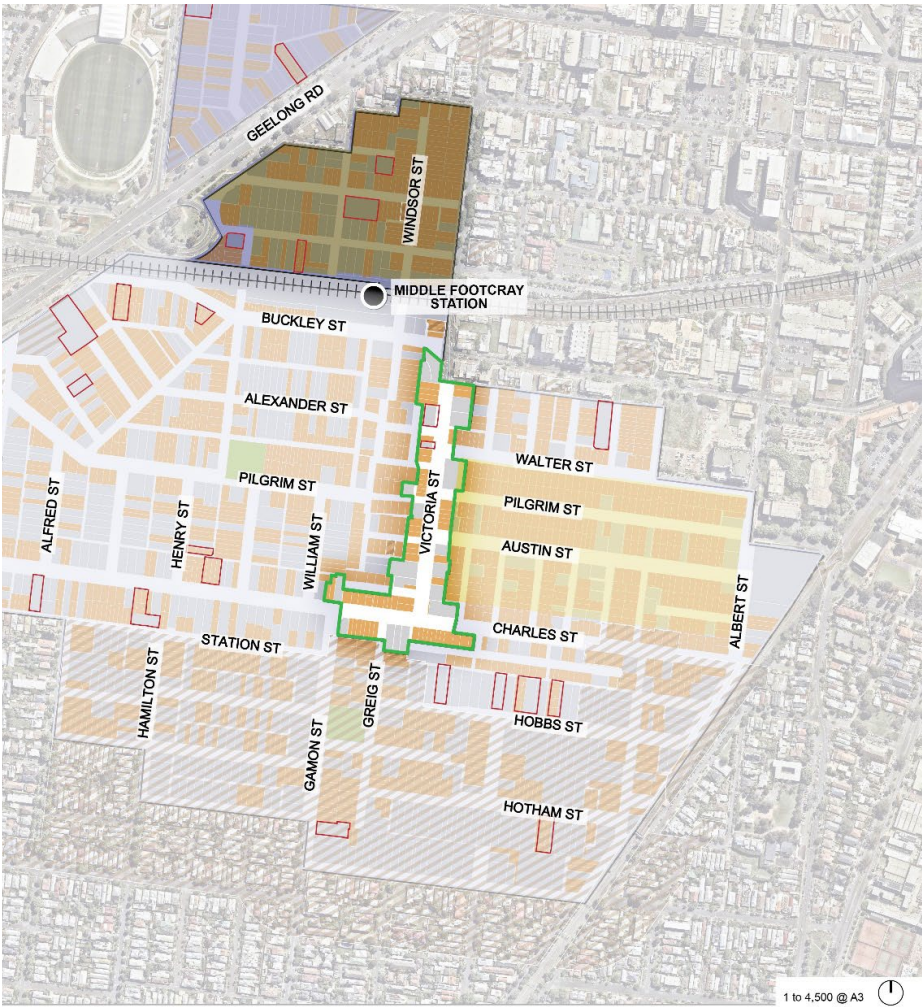
Areas of differences between Activity Centre boundaries



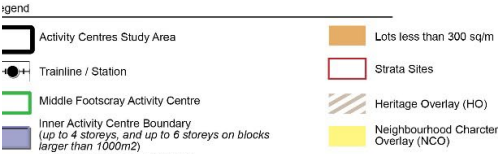
Areas of differences between Activity Centre boundaries



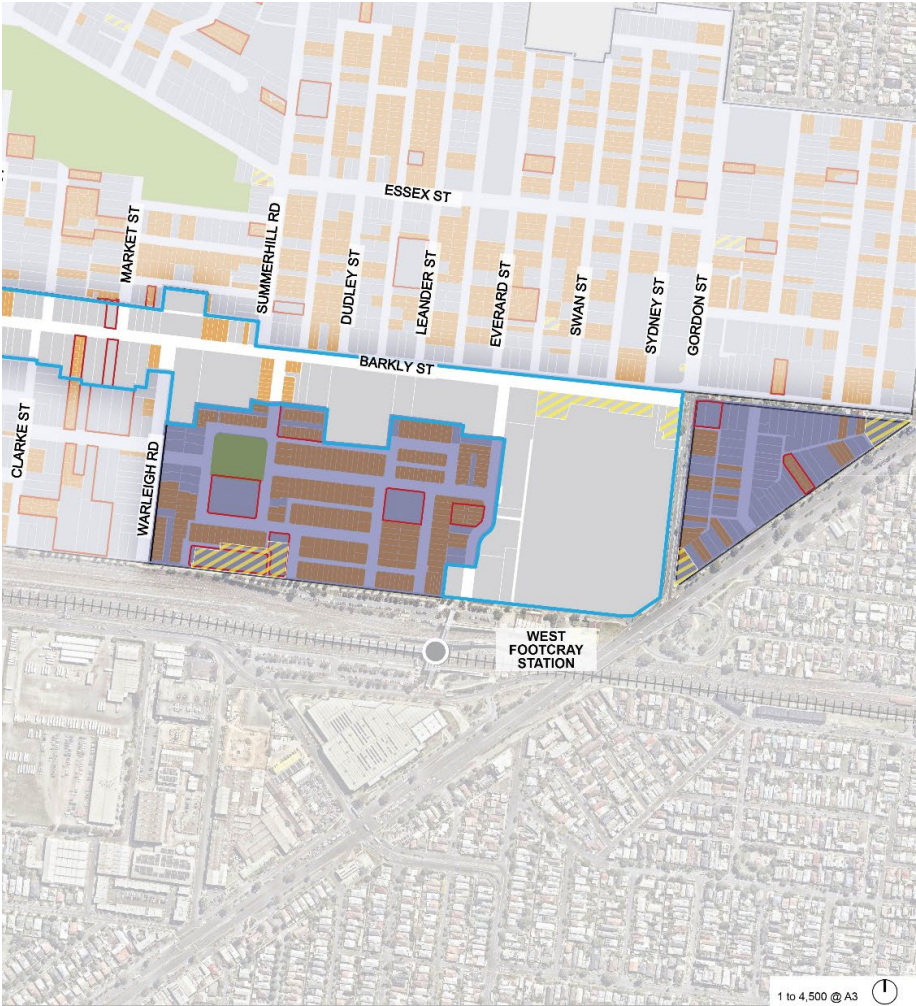
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State Government Activity Centres Program
Middle Footscray Station (Seddon) train and tram zone - inner catchment



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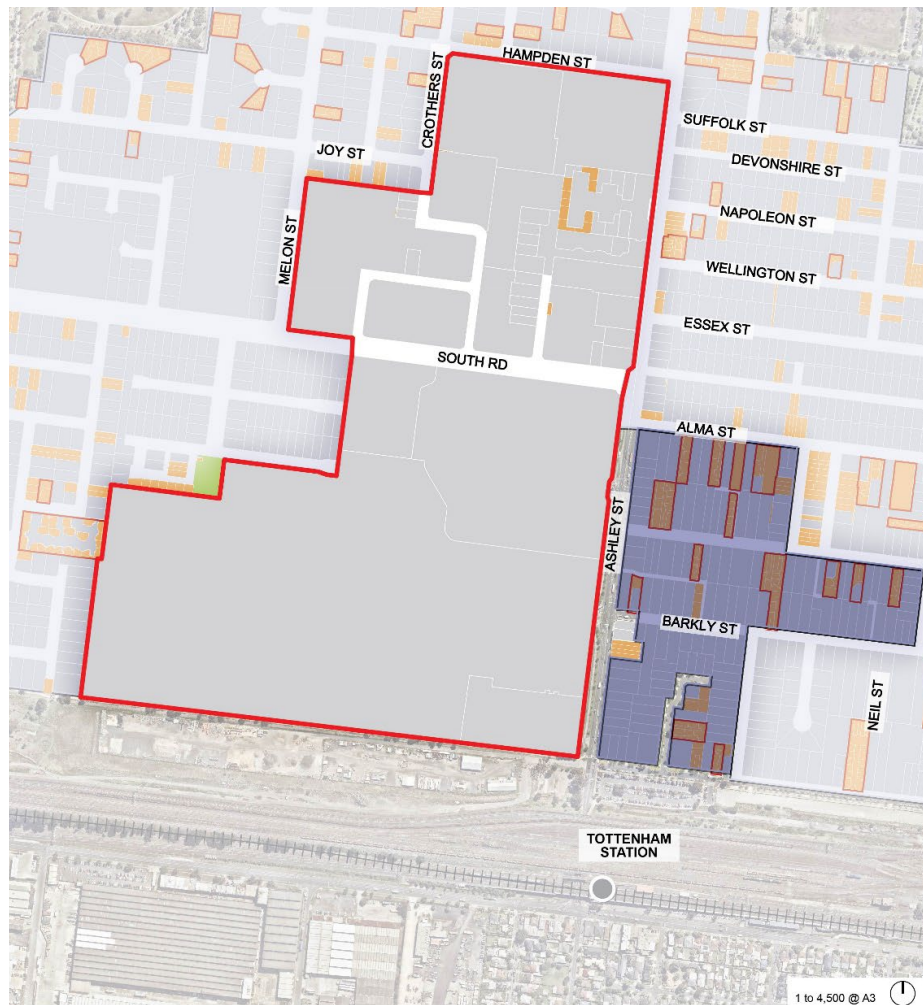


late Government Activity Centres Program
est Footscray Station train and tram zone - inner catchment

- Legend
- | | |
|---|----------------------------|
| Activity Centres Study Area | Lots less than 300 sq/m |
| Trainline / Station | Strata Sites |
| West Footscray Activity Centre | Heritage Overlay (HO) |
| Inner Activity Centre Boundary
(up to 4 storeys, and up to 6 storeys on blocks larger than 1000m2) | Existing Public Open Space |



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State Government Activity Centres Program
Tottenham Station (Braybrook - Central West) train and tram zone - inner catchment

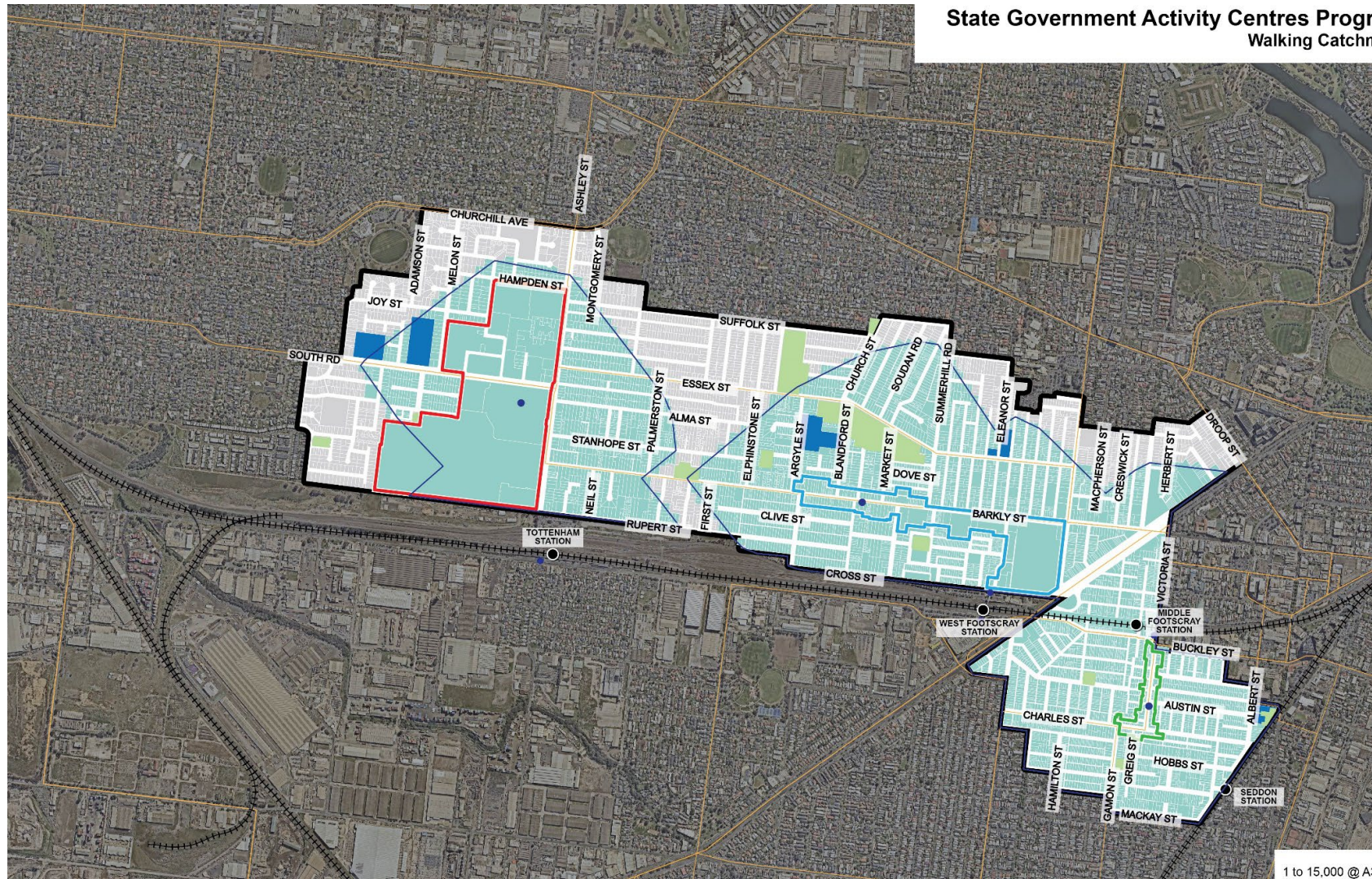
legend

- | | |
|---|----------------------------|
| Activity Centres proposed outer catchment boundary | Lots less than 300 sq/m |
| Trainline / Station | Strata Sites |
| Tottenham Activity Centre | Existing Public Open Space |
| Inner Activity Centre Boundary (up to 4 storeys, and up to 6 storeys on blocks larger than 1000m ²) | |



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State Government Activity Centres Progr Walking Catchm

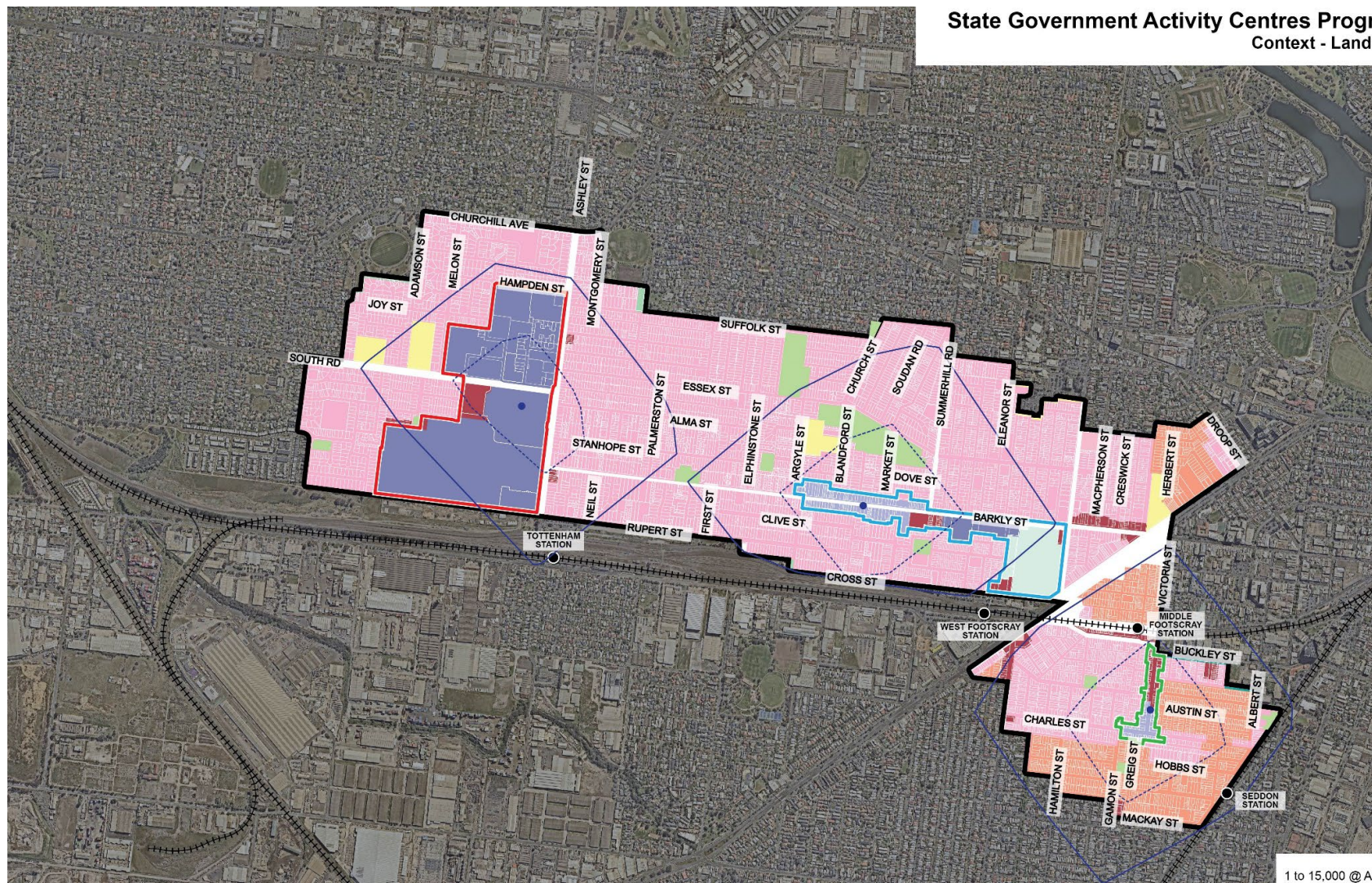


1 to 15,000 @ A:



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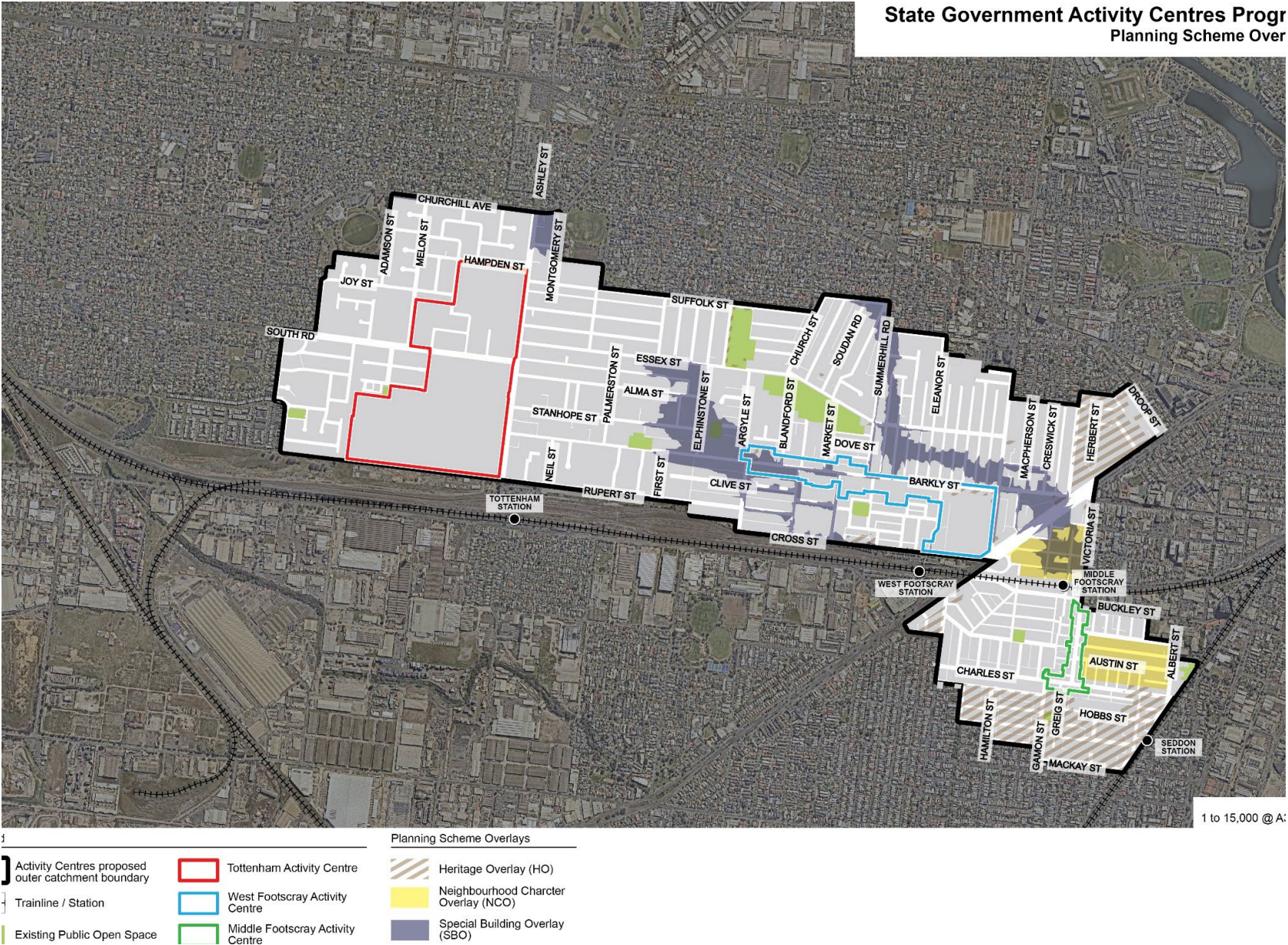
State Government Activity Centres Progr Context - Land



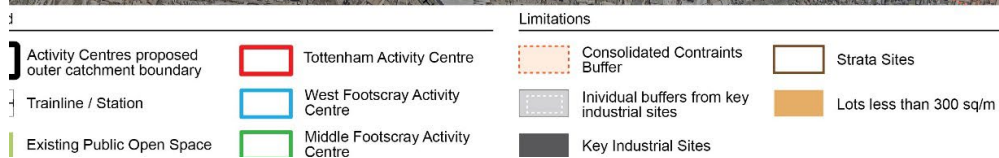
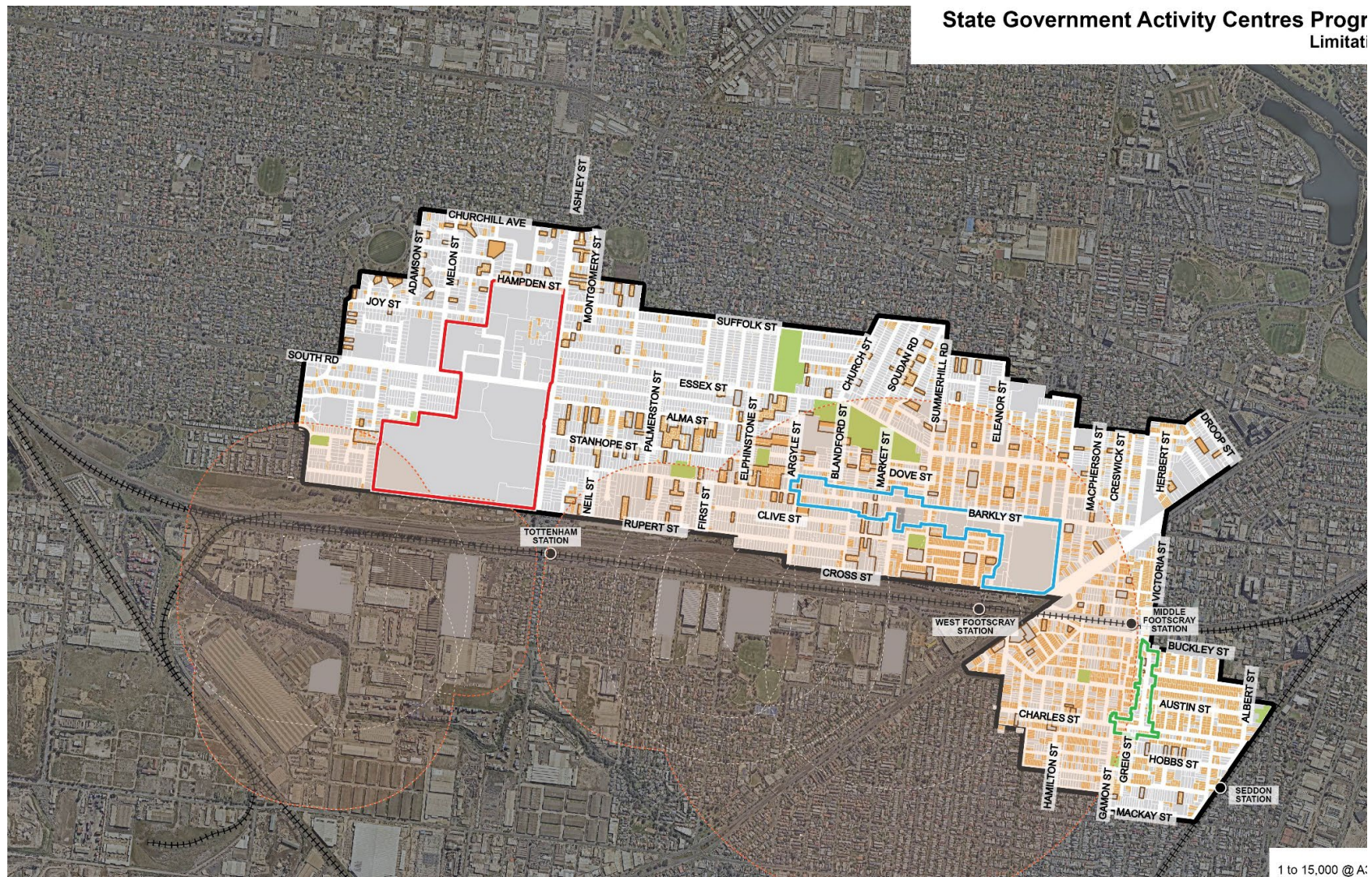
1 to 15,000 @ A:

Activity Centres proposed outer catchment boundary Trainline / Station Property Cadastral		Zones	
	Tottenham Activity Centre		General Residential Zone 1&3 (GRZ)
	West Footscray Activity Centre		Neighbourhood Residential Zone 1 (NRZ)
	Middle Footscray Activity Centre		Residential Growth Zone 1 (RGZ1)
	5 minute walking catchment		Special Use Zone 1 (SUZ1)
	10 minute walking catchment		Mixed Use Zone (MUZ)
			Commercial 1 Zone (C1Z)
			Commercial 2 Zone (C2Z)
			Activity Centre Zone (ACZ)
			Public Use Zone 2,3,6,7 (PI17)
			Public Park & Rec Zone (PPR7)

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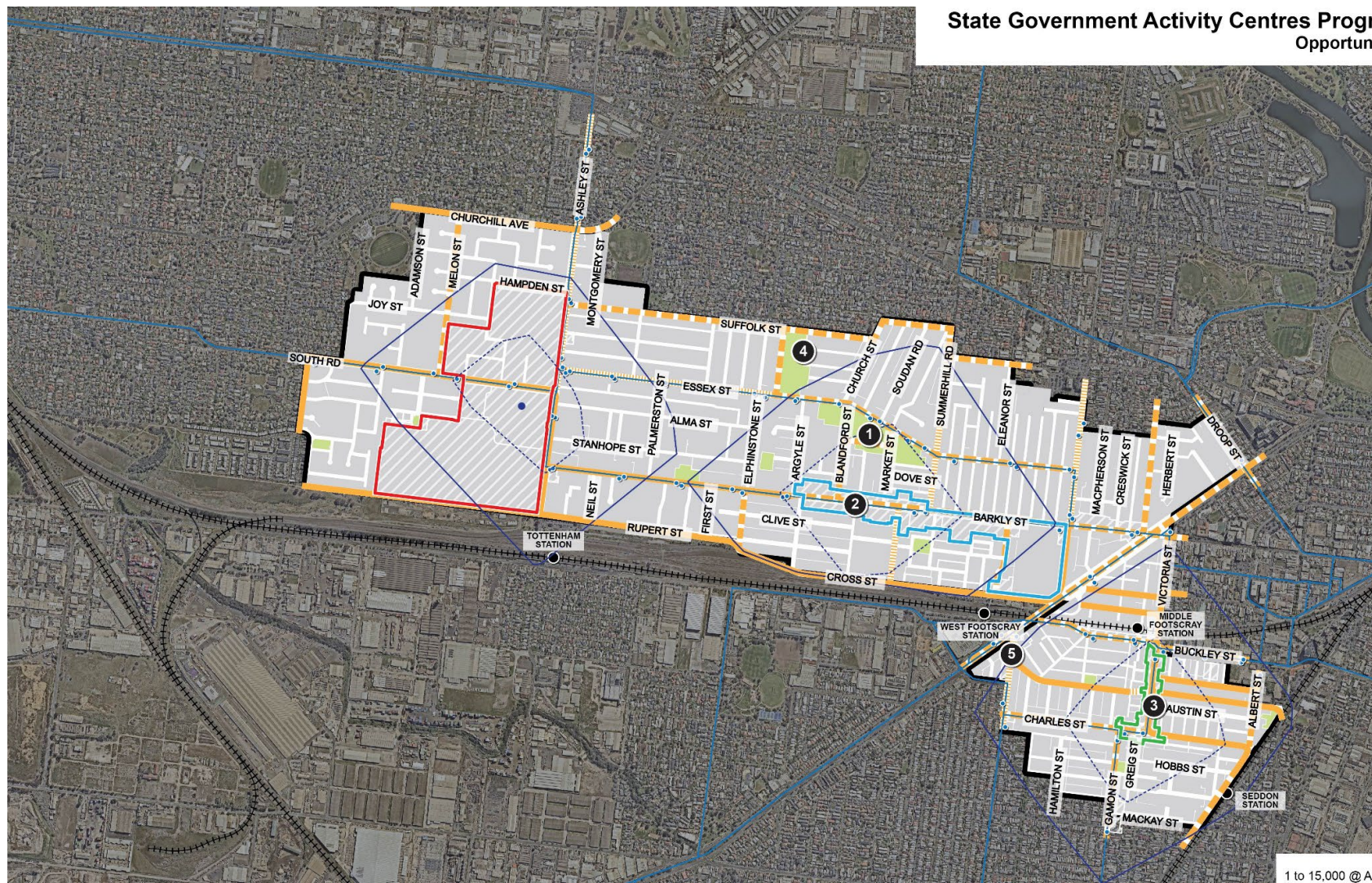


Agenda Item 6.2 - Attachment 1



Agenda Item 6.2 - Attachment 1

State Government Activity Centres Progr Opportun



1 to 15,000 @ A:

Activity Centres proposed
outer catchment boundary

Trainline / Station

Existing Open Space

Tottenham Activity Centre

West Footscray Activity Centre

Middle Footscray Activity Centre

5 minute walking catchment

10 minute walking catchment

Opportunities

Existing Bike Routes

Planned Bike Routes

Advocacy Bike Routes

Key Bus Route / Stop

Advocacy Bike Routes

1 Shorten Reserve and RecWest upgrade

2 Austin street pop-up park temporary

3 Clarke Street pop-up park permanent

4 Johnson Reserve future pavilion

5 Williamstown Road Greening

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FIELDWORK

Maribyrnong Activity Centres

For Maddocks on behalf of City of Maribyrnong
03/10/2025



Agenda Item 6.2 - Attachment 1

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Maribyrnong Activity Centres

Introduction

General approach

The built form modelling undertaken for the three Maribyrnong Activity Centres applies the proposed building heights outline in the *Activity Centres Program - Phase 2 Draft Maps (Middle Footscray to Tottenham)* and the proposed planning controls contained in the *Activity Centre Program – Urban Design Background Summary Report* (March 2025). The modelling represents ‘functional’ building envelopes to provide a clear understanding of how the controls translate into built outcomes.

The purpose of this exercise has been to communicate the likely scale of change across the three centres. While the modelling illustrates the controls faithfully, it also highlights several limitations in how the provisions operate when applied to real sites.

Consolidation

For many of smaller sites across the Activity Centres, consolidation is necessary in order to achieve the heights proposed by the State Government. This is largely due to the impact of setback provisions at upper levels. From around the seventh storey, setbacks reduce floorplate depth to the extent that whole floors either become no longer functional without additional width.

In addition to this, the modelling shows a number of sites that do not reach the full 8-storey height limit. This is a result of the progressive upper-level setback provisions resulting in 8th storey floorplates that are too shallow to be deemed feasible. On such sites, there is no option for consolidation with sites to the rear to achieve viable floorplates.

Setbacks

The proposed tiered setback requirements increase progressively with building height. While this is intended to reduce visual bulk at street level, it also results in increasingly irregular and inefficient upper-level floorplates. The modelling process found that achieving standard apartment depths, efficient core placement, and practical circulation is highly constrained by these provisions. In practice, much of the planning envelope is not feasible.

Separation

The proposed building separation distances appear low, raising questions about the level of internal amenity that could be achieved for future apartments. The controls also generate inconsistencies where sites of different widths adjoin.

For example, a narrow site (<22m wide) may only require a 0m setback to its boundary, while an adjoining wider site (>22m) must provide 4.5m. In such cases, apartments on the wider site risk facing directly onto a blank party wall with only 4.5m of separation, an outcome that is likely to result in a low standard of amenity.

Master planning

On the Central West Shopping Centre site, and on many *Large Opportunity Sites*, the scale and complexity of redevelopment would require a coordinated master planning approach. Where appropriate, the modelling considers further articulation of building heights, the provision of new public spaces, pedestrian connections, and internal movement networks that would be typical of a master planned approach.

Parapets

In the street-level views, parapets are shown at 1.1m above the street wall and 400mm above roof levels. This allowance does not impact the heights that can be achieved within the controls, although it is unclear whether the controls allow for this across all typologies and locations.

Modelling clarifications

Fieldwork was supplied with a base 3D model from Council, which has been used as the foundation for the context modelling. As this model includes only partial road, footpath, and building data, some aerial images show incomplete context.

The aerial scenes have been updated using NearMap imagery to replace the original base image provided by Council. This ensures full-frame coverage for each view.

In the Central West Activity Centre, the height of many of the existing context buildings provided were not an accurate depiction of the built conditions. We have adjusted the base model to closer reflect reality.

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Middle Footscray

This view shows a pedestrian perspective of Middle Footscray, looking southwest from the corner of Victoria and Austin Streets.

Built form:

- 6-storeys with 3-storey street wall

Shadows:

- 12:00pm at Spring Equinox.

Notes:

- A level of consolidation has been assumed in order to achieve the building heights. Consolidated sites are identified in Figure 18.



Figure 01.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

Middle Footscray

This view shows a pedestrian perspective of Middle Footscray, looking west from the corner of Charles and Bourke Streets

Built form:

- 6-storeys with 3-storey street wall

Shadows:

- 12:00pm at Spring Equinox.

Notes:

- A level of consolidation has been assumed in order to achieve the building heights. Consolidated sites are identified in Figure 18.



Figure 02.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

Middle Footscray

This view shows a pedestrian perspective of Middle Footscray, looking north-west from 63 Austin Street to depict the rear interface condition between sites within the Activity Centre to low-rise residential buildings.

Built form:

- 6-storeys.

Shadows:

- 3:00pm at Spring Equinox.

Notes:

- A level of consolidation has been assumed in order to achieve the building heights. Consolidated sites are identified in Figure 18.
- It has been assumed that that a commercial, non-habitable use is located at the ground floor (4.5m setback from site boundary), with habitable, habitable uses to all levels above (6m setback from site boundary)



Figure 03.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

Middle Footscray

This view shows an aerial perspective of Middle Footscray, looking north-west over the Activity Centre

Built form:

- 6-storeys with 3-6 storey street wall (depending on precinct typology and road width)

Shadows:

- 12:00pm at Spring Equinox.

Notes:

- A level of consolidation has been assumed in order to achieve the building heights. Consolidated sites are identified on in Figure 18.
- It has been assumed that that a commercial, non-habitable use is located at the ground floor (4.5m setback from site boundary), with habitable, habitable uses to all levels above (6m setback from site boundary)
- As the base model provided by Council includes only partial road, footpath, and building data, this image shows incomplete context in some areas.
- Green areas to the rear of parcels indicate landscaped setback to residential typology/sensitive interfaces.



Figure 04.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

Middle Footscray

This view shows an aerial perspective of Middle Footscray, looking south along Victoria Street.

Built form:

- 6-storeys
- 3-6 storey street wall (depending on precinct typology and road width)

Shadows:

- 2:00pm at Spring Equinox.

Notes:

- A level of consolidation has been assumed in order to achieve the building heights. Consolidated sites are identified in Figure 18.
- As the base model provided by Council includes only partial road, footpath, and building data, this image shows incomplete context in some areas.
- Green areas to the rear of parcels indicate landscaped setback to residential typology/sensitive interfaces.

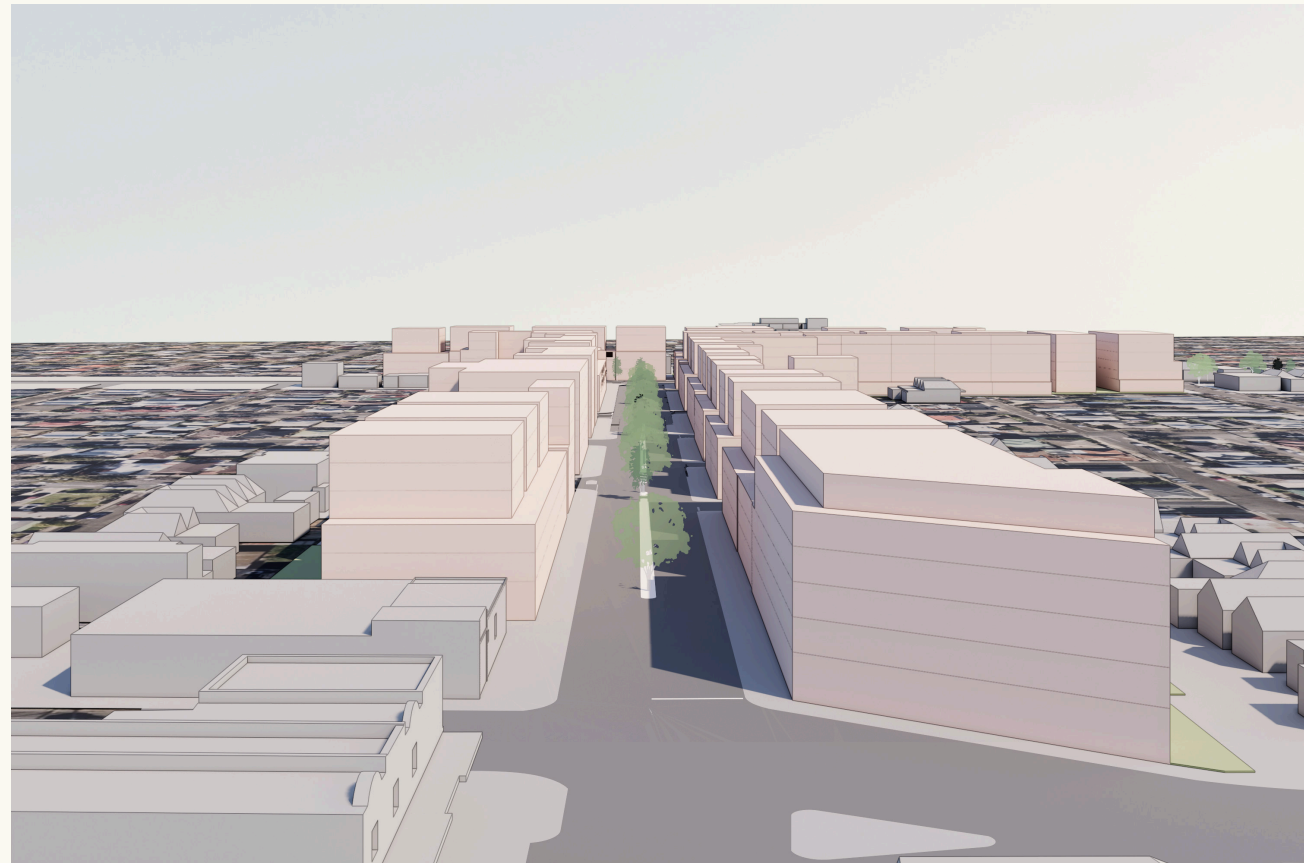


Figure 05.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

West Footscray

This view shows a pedestrian perspective of West Footscray, looking west from the corner of Barkley Street and Summerhill Road.

Built form:

- 6-storeys
- 4-storey street wall

Shadows:

- 12:00pm at Spring Equinox.

Notes:

- A level of consolidation has been assumed in order to achieve the building heights. Consolidated sites are identified in Figure 19.



Figure 06.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

West Footscray

This view shows a pedestrian perspective of West Footscray, looking northeast from the Russel Street frontage of 36 Clive Street.

Built form:

- 6-storeys
- 4-storey street wall

Shadows:

- 12:00pm at Spring Equinox.

Notes:

- A level of consolidation has been assumed in order to achieve the building heights. Consolidated sites are identified in Figure 19.
- It has been assumed that that a commercial, non-habitable use is located at the ground floor (4.5m setback from site boundary), with habitable, habitable uses to all levels above (6m setback from site boundary)



Figure 07.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

West Footscray

This view shows an aerial perspective of West Footscray, looking east over Barkley Street from Argyle and Russell Streets.

Built form:

- 6-12 storeys
- 3-5 storey street wall

Shadows:

- 10:00am at Spring Equinox.

Notes:

- A level of consolidation has been assumed in order to achieve the building heights. Consolidated sites are identified in Figure 19.
- A number of sites that do not reach the full 8-storey height limit as a result of progressive upper-level setback provisions resulting in 8th storey floorplates that are not a viable dimension.
- It has been assumed that that a commercial, non-habitable use is located at the ground floor (4.5m setback from site boundary), with habitable, habitable uses to all levels above (6m setback from site boundary)
- As the base model provided by Council includes only partial road, footpath, and building data, this image shows incomplete context in some areas.
- Green areas to the rear of parcels indicate landscaped setback to residential typology/sensitive interfaces.



Figure 08.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

West Footscray

This view shows an aerial perspective of West Footscray, looking east over Barkley Street from Argyle and Russell Streets.

Built form:

- 6-12 storeys
- 3-5 storey street wall

Shadows:

- 2:00pm at Spring Equinox.

Notes:

- A level of consolidation has been assumed in order to achieve the building heights. Consolidated sites are identified in Figure 19.
- A number of sites that do not reach the full 8-storey height limit as a result of progressive upper-level setback provisions resulting in 8th storey floorplates that are not a viable dimension.
- It has been assumed that that a commercial, non-habitable use is located at the ground floor (4.5m setback from site boundary), with habitable, habitable uses to all levels above (6m setback from site boundary)
- As the base model provided by Council includes only partial road, footpath, and building data, this image shows incomplete context in some areas.
- Green areas to the rear of parcels indicate landscaped setback to residential typology/sensitive interfaces.



Figure 09.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

West Footscray

This view shows an aerial perspective of West Footscray, looking east over Barkley Street from Argyle and Russell Streets.

Built form:

- 6-12 storeys
- 3-5 storey street wall

Shadows:

- 10:00am at Winter Solstice.

Notes:

- A level of consolidation has been assumed in order to achieve the building heights. Consolidated sites are identified in Figure 19.
- A number of sites that do not reach the full 8-storey height limit as a result of progressive upper-level setback provisions resulting in 8th storey floorplates that are not a viable dimension.
- It has been assumed that that a commercial, non-habitable use is located at the ground floor (4.5m setback from site boundary), with habitable, habitable uses to all levels above (6m setback from site boundary)
- As the base model provided by Council includes only partial road, footpath, and building data, this image shows incomplete context in some areas.
- Green areas to the rear of parcels indicate landscaped setback to residential typology/sensitive interfaces.



Figure 10.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

West Footscray

This view shows an aerial perspective of West Footscray, looking east over Barkley Street from Argyle and Russell Streets.

Built form:

- 6-12 storeys
- 3-5 storey street wall

Shadows:

- 2:00pm at Winter Solstice.

Notes:

- A level of consolidation has been assumed in order to achieve the building heights. Consolidated sites are identified in Figure 19.
- A number of sites that do not reach the full 8-storey height limit as a result of progressive upper-level setback provisions resulting in 8th storey floorplates that are not a viable dimension.
- It has been assumed that that a commercial, non-habitable use is located at the ground floor (4.5m setback from site boundary), with habitable, habitable uses to all levels above (6m setback from site boundary)
- As the base model provided by Council includes only partial road, footpath, and building data, this image shows incomplete context in some areas.
- Green areas to the rear of parcels indicate landscaped setback to residential typology/sensitive interfaces.



Figure 11.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

West Footscray

This view shows an aerial perspective of West Footscray, looking east along Barkley Street from Argyle Street

Built form:

- 6-12 storeys
- 3-5 storey street wall

Shadows:

- 12:00pm at Spring Equinox.

Notes:

- A level of consolidation has been assumed in order to achieve the building heights. Consolidated sites are identified in Figure 19.
- A number of sites that do not reach the full 8-storey height limit as a result of progressive upper-level setback provisions resulting in 8th storey floorplates that are not a viable dimension.
- It has been assumed that that a commercial, non-habitable use is located at the ground floor (4.5m setback from site boundary), with habitable, habitable uses to all levels above (6m setback from site boundary)
- As the base model provided by Council includes only partial road, footpath, and building data, this image shows incomplete context in some areas.
- Green areas to the rear of parcels indicate landscaped setback to residential typology/sensitive interfaces.



Figure 12.

Grey = existing context buildings
Pink = DTP controls building envelopes

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Tottenham

On the Central West Shopping Centre site the scale and complexity of redevelopment would require a coordinated master planning approach. For the purposes of this testing, a high-level masterplan has been developed. This includes:

- Retaining the footprint of the existing shopping centre.
- Majority of site modelled to 12-storeys (as a 'worst case' scenario)
- Basic road network showing connections to Ashley Street, South Road, and circulation within the site.
- Central open space with smaller open spaces at the north of the site.
- A mix of commercial and residential buildings.

While the existing shopping centre footprint has been retained at ground level for modelling purposes. In practice, the current buildings are unlikely to be structurally capable of supporting multi-level development above and would instead be redeveloped.

Building separation shown within the site is generally 12m (per DTP *Urban Design Background Summary Report 2025*). Providing this level of building separation at these building heights is likely to lead to sub-optimal internal amenity outcomes and greater building separation distances should be sought at this height.

Generally, heights have been shown at the maximum 12-storeys. A more considered masterplanning approach should be advocated for in order to manage sensitive interfaces and ensure high amenity within the site.

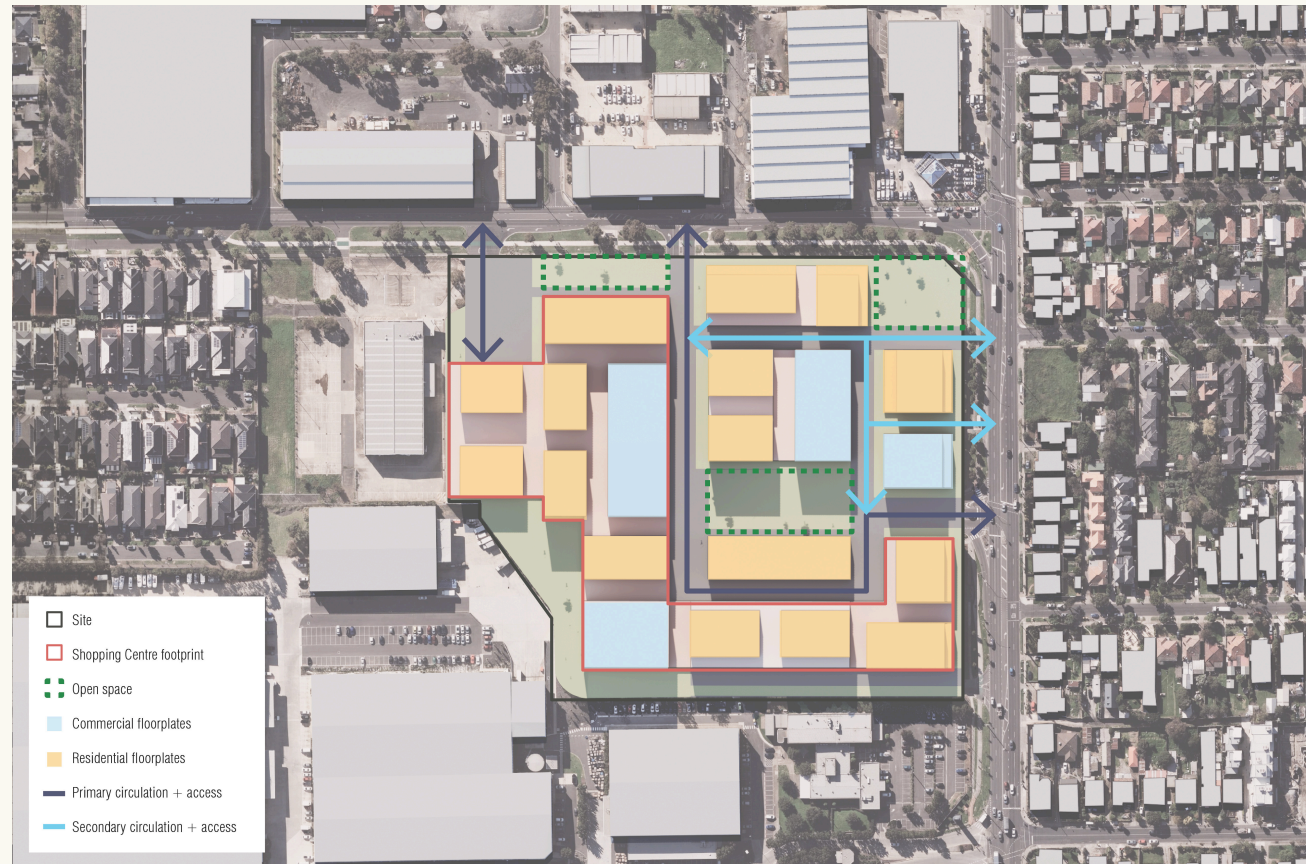


Figure 13.



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Tottenham

This view shows a pedestrian perspective of Tottenham, looking north from the corner of Ashley Street and Marsden Parade.

Built form:

- 12-storeys with 6-storey street wall

Shadows:

- 12:00pm at Spring Equinox.

Notes:

- As the base model provided by Council includes only partial road, footpath, and building data, this image shows incomplete context in some areas.



Figure 14.

Grey = existing context buildings
Pink = DTP controls building envelopes

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Tottenham

This view shows a pedestrian perspective of Tottenham, looking east from South Road near Hillary Street.

Built form:

- 12-storeys with 6-storey street wall

Shadows:

- 12:00pm at Spring Equinox.

Notes:

- While a six-storey street wall is generally applied to street frontages, buildings may rise directly from ground level where a setback at ground level is provided (as illustrated on the right-hand side of Figure 14).
- As the base model provided by Council includes only partial road, footpath, and building data, this image shows incomplete context in some areas.



Figure 15.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

Tottenham

This view shows an aerial perspective of Tottenham, looking southwest from the corner of Victoria and Austin Streets.

Built form:

- 12-storeys with 6-storey street wall

Shadows:

- 12:00pm at Spring Equinox.

Notes:

- As the base model provided by Council includes only partial road, footpath, and building data, this image shows incomplete context in some areas.



Figure 16.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

Tottenham

This view shows an aerial perspective of Tottenham, looking south down Ashley Street from above the buildings opposite the corner of Wellington and Ashley Streets.

Built form:

- 12-storeys with 6-storey street wall

Shadows:

- 3:00pm at Spring Equinox.

Notes:

- As the base model provided by Council includes only partial road, footpath, and building data, this image shows incomplete context in some areas.

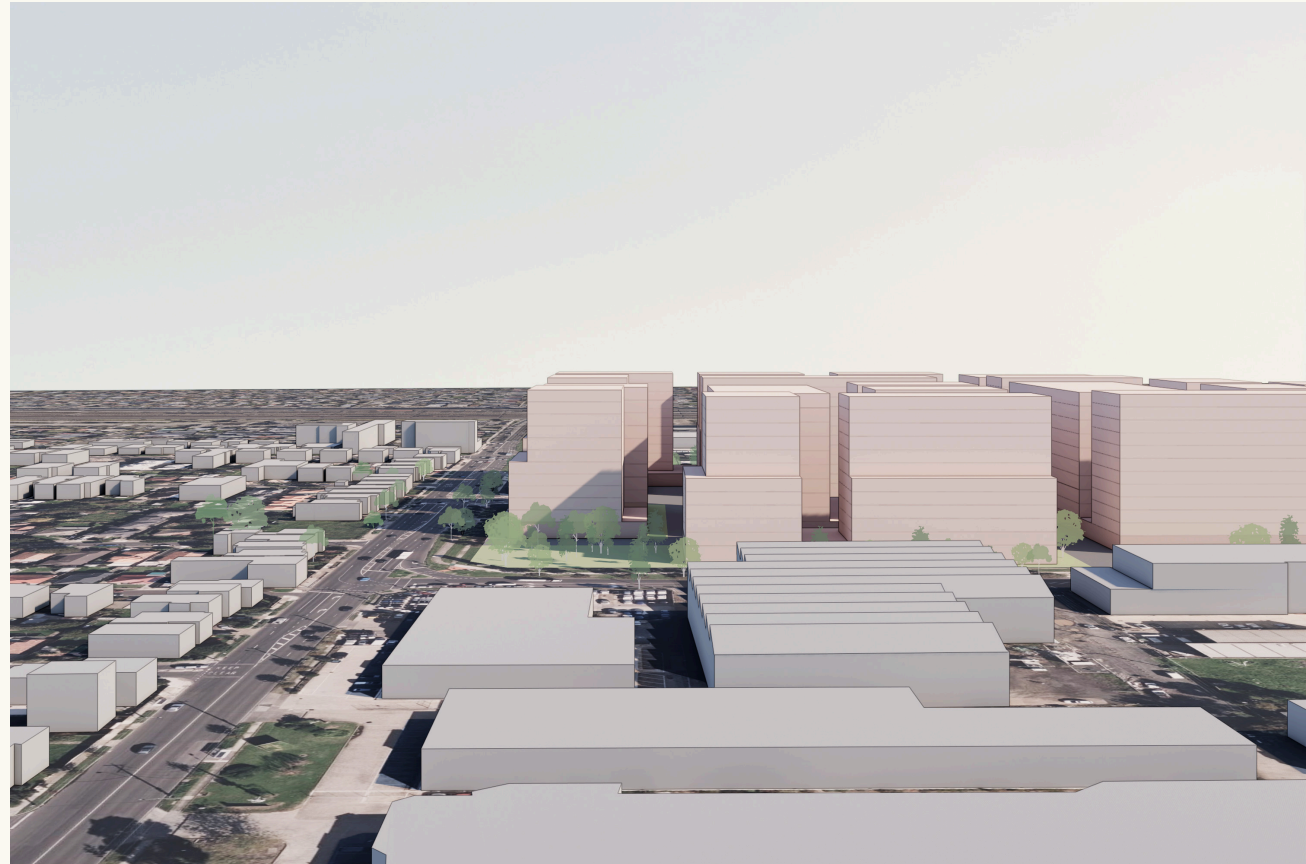


Figure 17.

Grey = existing context buildings
Pink = DTP controls building envelopes

Agenda Item 6.2 - Attachment 1

Consolidation - Middle Footscray

For many of smaller sites across the Activity Centres, consolidation is necessary in order to achieve the heights proposed by the State Government. This is largely due to the impact of setback provisions at upper levels. From around the seventh storey, setbacks reduce floorplate depth to the extent that whole floors either become no longer functional without additional width.

The map on this page identifies the sites that have been consolidated for the purpose of modelling the full allowable heights in the DTP Activity Centre Phase 2 Draft Maps.

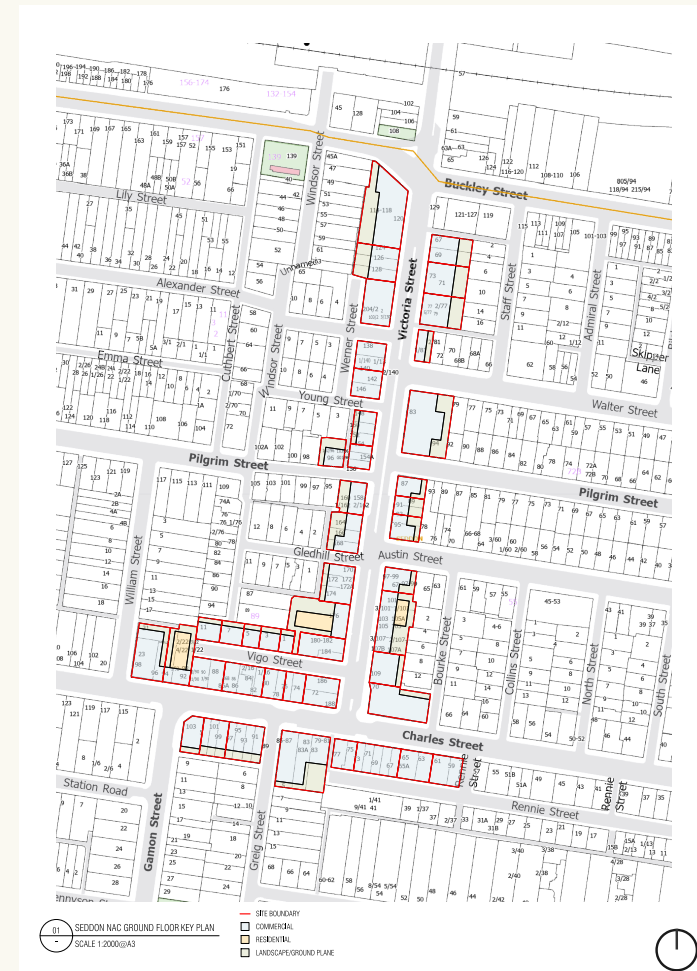


Figure 18.

Agenda Item 6.2 - Attachment 1

Consolidation - West Footscray

For many of smaller sites across the Activity Centres, consolidation is necessary in order to achieve the heights proposed by the State Government. This is largely due to the impact of setback provisions at upper levels. From around the seventh storey, setbacks reduce floorplate depth to the extent that whole floors either become no longer functional without additional width.

The map on this page identifies the sites that have been consolidated for the purpose of modelling the full allowable heights in the DTP Activity Centre Phase 2 Draft Maps.

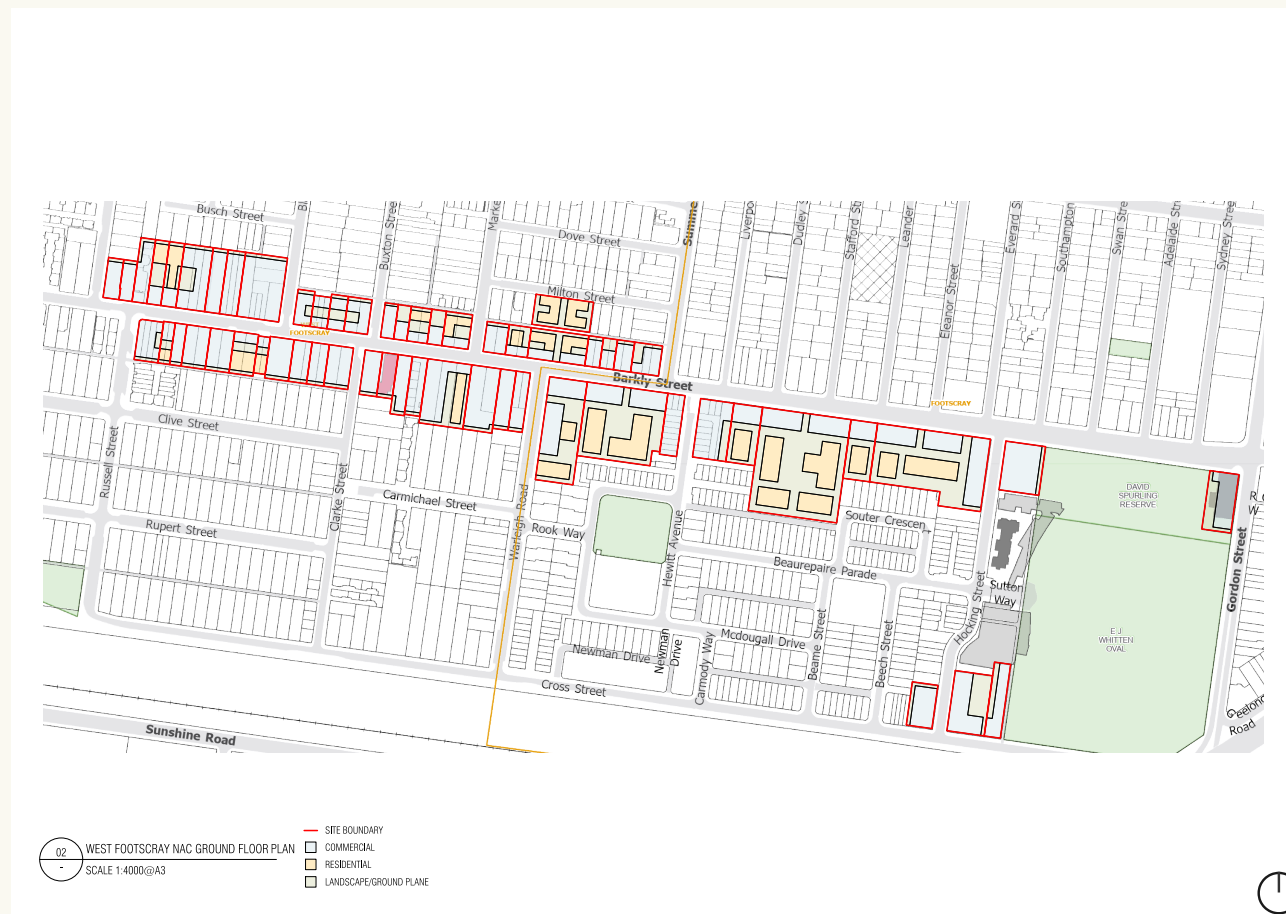


Figure 19.

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Site size for catchment areas

4-6 storey apartments

Single loaded

A minimum site width of approximately 17m is a reasonable assumption to accommodate a single-loaded 4-6 storey apartment building within the Activity Centre catchment area.

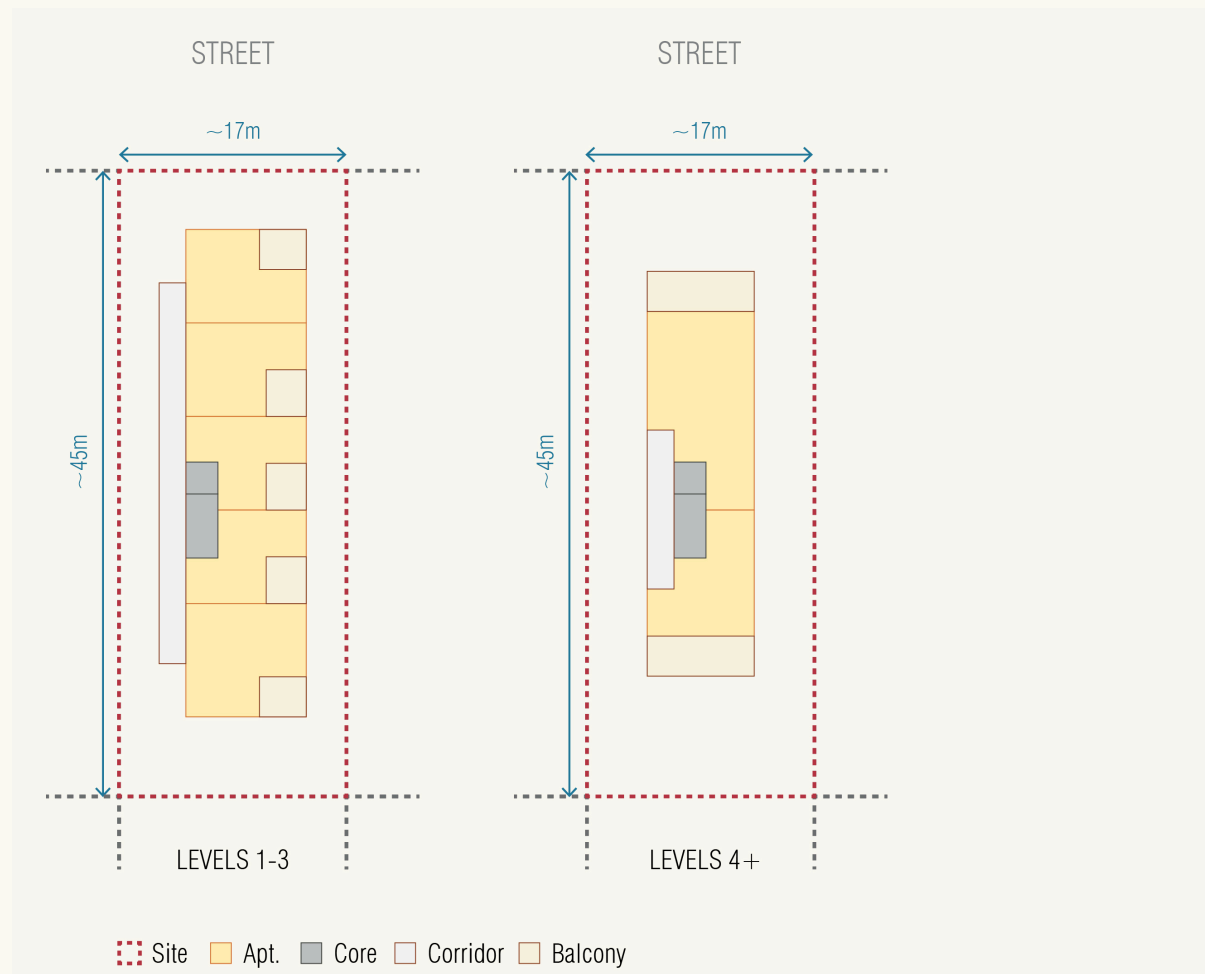
A site depth of 45m has been assumed for this analysis. While a smaller depth may be possible, the feasibility of this relies on a range of financial factors including land acquisition cost, achievable apartment sale price, construction efficiencies, and yield per site.

The analysis has been undertaken using setback distances from Clause 55 (Townhouse and Low-Rise Code Guidelines).

The modelling assumes a 'mid-block' site. A narrower corner site could potentially accommodate a single-loaded apartment building if street setback requirements are reduced.

Further considerations:

- Car parking provision: Depending on planning requirements and market expectations, car parking access and layout may impose additional width or depth requirements.
- Amenity standards: Internal amenity requirements may further influence minimum widths. The illustrated setback distances from side and rear boundaries are relatively small for development up to six storeys, which is likely to result in sub-optimal internal amenity outcomes, particularly in terms of outlook, daylight penetration, and privacy.
- Land assembly and consolidation: While a 17m wide lot is theoretically feasible, achieving development-ready parcels of this size may require consolidation of smaller lots, which can be a significant practical and financial hurdle.



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Site size for catchment areas

4-6 storey apartments

Double loaded

A **minimum site width of approximately 24m** is a reasonable assumption to accommodate a double-loaded 4-6 storey apartment building within the Activity Centre catchment area.

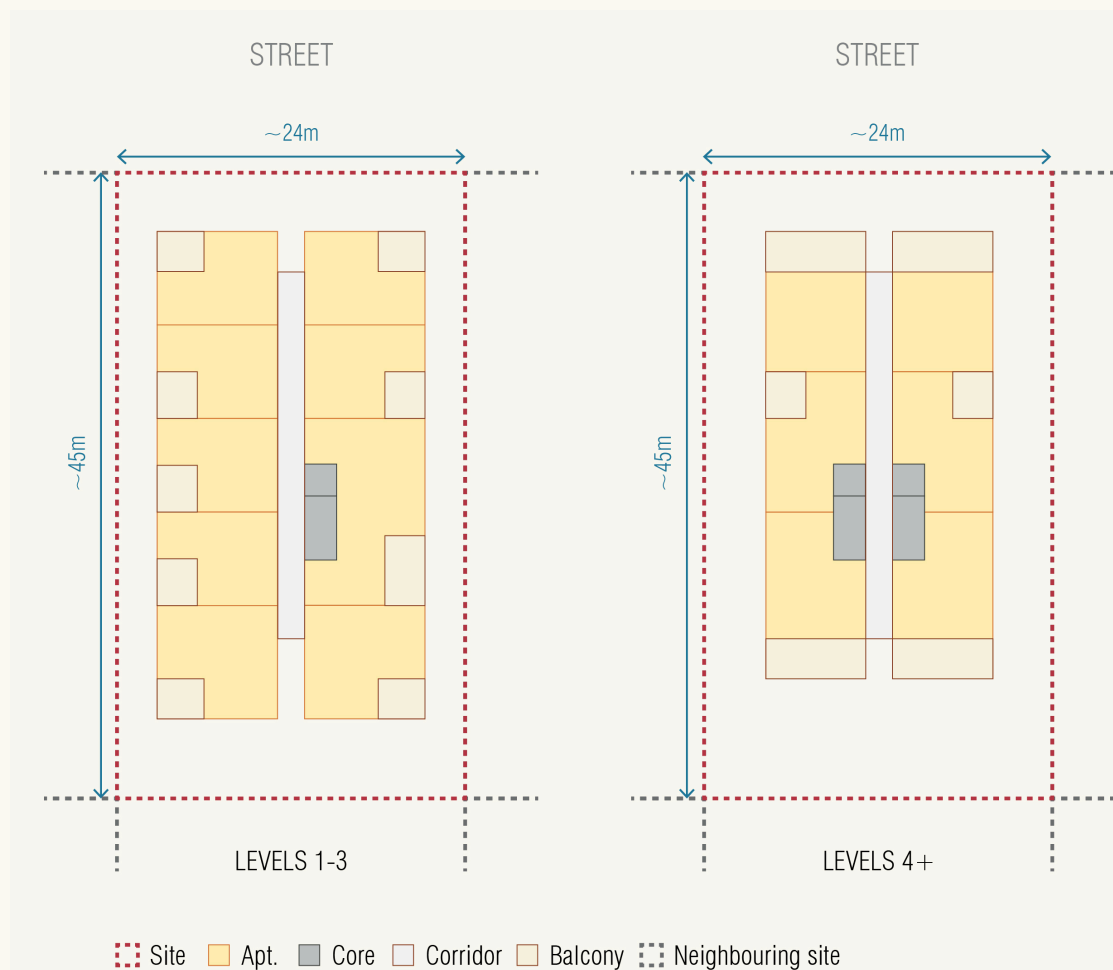
A site depth of 45m has been assumed for this analysis. While a smaller depth may be possible, the feasibility of this relies on a range of financial factors including land acquisition cost, achievable apartment sale price, construction efficiencies, and yield per site.

The analysis has been undertaken using setback distances from Clause 55 (Townhouse and Low-Rise Code Guidelines).

The modelling assumes a 'mid-block' site. A narrower corner site could potentially accommodate a double-loaded apartment building if street setback requirements are reduced.

Further considerations:

- Car parking provision: Depending on planning requirements and market expectations, car parking access and layout may impose additional width or depth requirements.
- Amenity standards: Internal amenity requirements may further influence minimum widths. The illustrated setback distances from side and rear boundaries are relatively small for development up to six storeys, which is likely to result in sub-optimal internal amenity outcomes, particularly in terms of outlook, daylight penetration, and privacy.
- Land assembly and consolidation: While a 17m wide lot is theoretically feasible, achieving development-ready parcels of this size may require consolidation of smaller lots, which can be a significant practical and financial hurdle.



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Category	Item	Council feedback
Draft BFO schedule template	General	The template does not provide specific information on each of the Activity Centre, such as maps or precinct specific objectives. The opportunity to review a completed draft schedule should be provided.
	6.2 (Standards)	Sole reference to HO; this requirement should also extend to NCO given the neighbourhood character protection.
	6.2-2 (Overshadowing of open space or public realm)	Mapping has not been provided, including designation of "boulevards", "key pedestrian streets" and others. Note that the September equinox and the June solstice have been applied for key pedestrian streets and public open space, respectively.
	6.2-8 (Landscaping and fencing)	Error identified - first dot point refers to "At least two fs..." Should refer to trees.
	Applicable standards (for eg 6.2-5, 6.2-8)	The following standards are in addition to Standard BFox at Clause 43.06-x.x doubles up the assessment under these standards, which could potentially result in a complex review and inconsistent results. Which requirement - the BFO or schedule - prevails?
	XXX Other Standard	Further detail required.
Draft vision	General vision	Welcome that the vision has been informed by the Community Reference Group, request that the Community Reference Group is reconvened to ensure that their vision has been captured.
	General vision	Role of Footscray Metropolitan Activity Centre should be elevated, suggest adding wording around the role of central Footscray for housing, employment and economic growth with the lower order activity centres to support the role and ongoing growth of Footscray.
	General vision	Role of local jobs / local economy should be elevated.
	Middle Footscray (paragraph 2)	Stronger wording on the village feel of Seddon. Where does "creative ambience" and "laid-back lifestyle" come from?
	West Footscray (paragraph 3)	Area also has historic surrounds, including Neighbourhood Character area. What does "distinct and well incorporated blend of old and new" mean?
	Tottenham (paragraph 4)	Remove "working class roots" - what does this mean? While the area is well connected, there are gaps in existing infrastructure.
Proposed typologies	West Footscray - 427-479 Barkly Street	All sites in this portion of Barkly Street should be identified as Large Opportunity Site Typology with master planning required.
	West Footscray - 4-6 Cross Street	Remove from typology - recently developed townhouses and apartment building - low development opportunities in life of activity centre plan.
	West Footscray - 8 Cross Street	Change typology to limited sensitivities (current DDO allows for 8 storeys).
	West Footscray - 395 Barkly Street	Remove from typology - heritage building with ongoing community use and Council owned - does not fit typology definition.
	West Footscray - 22-57 Hewitt Avenue, 481-491 Barkly Street	Remove from typology - townhouses completed in the last 10/15 years - highly fragmented with low development opportunities in the life of the activity centre plan.
	West Footscray - 509-511 Barkly Street (south side of Barkly Street - IGA supermarket)	Amend typology to Large Opportunity Site with master planning required.
	West Footscray - 509-511 Barkly Street (north side of Barkly, north of laneway - car parking)	Remove back half of site north of laneway from typology. This site should reflect conditions on Milton Street, rather than Barkly Street.
	Middle Footscray - 2-16 Staff Street, 66-72 Walter Street, 41-57 Charles Street, 1-11 Vigo Street	Include within Fringe Precinct typology - AC boundary should be expanded to include, as per Seddon Neighbourhood Plan.
	Middle Footscray - 176 Victoria Street	Amend typology to Limited Sensitivities, this is a large site with good access.
	Middle Footscray - 96 Pilgrim Street	Remove from typology - recently developed apartment building - low development opportunities in the life of activity centre plan.
	Middle Footscray - 87-95 Victoria Street	Amendment typology to Non-Heritage main street core.
	Tottenham - both sites	Require master planning for both sites identified.
	General	Support fixing existing zoning anomalies.
Planning in centre core	96 and 98 Pilgrim Street	Agree with removal of 98 Pilgrim Street Remove 96 Pilgrim Street from the activity centre boundary as it is a recently developed apartment complex.
	Seddon NAC expansion	Include addresses that should also be rezoned.
	West Footscray	Reason for not rezoning West Footscray extended core and consideration of existing strategic work and planning overlays.
Active frontages and connections	Inconsistent application	Review how these have been applied, including active frontages, pedestrian connections and landscape setback - these seem to have been inconsistently applied across the activity centres.
	West Footscray - primary active frontage	Primary active frontage to be provided for all of Barkly Street, please extend.
	West Footscray - secondary active frontage	Secondary active frontage should be identified for large sites.
	West Footscray - more pedestrian connections are required	Include connection the activity centre to the train station (Hocking Street) and through large sites.
	West Footscray - landscape setback	Landscape setbacks should be provided between residential interfaces.
	Middle Footscray - pedestrian connection	Pedestrian connection should be provided from Seddon activity centre to Middle Footscray train station.
Aligning existing controls	Middle Footscray - landscape setback	Why have no landscape setbacks been identified for this activity centre.
	Tottenham - active frontages, pedestrian connections and landscape setbacks	Given the significant size of the site, pedestrian connections, active frontages and landscape setbacks should be identified through the sites. This is why masterplanning of the site should be required to be undertaken as these are all important aspects that need to be further investigated.
	NCO does not align with objectives of inner catchment/HCTZ	Land within NCO should not be included in the inner catchment.
	DPO	Should land with existing Development Plan be rezoned?
	HO	Land with Heritage Overlay should not be include in the inner catchment.
	West Footscray DDO7 and DDO8 should not be removed	DDOs should not be removed, any changes to built form controls to be implemented through amending the existing DDOs.
	What/how are the clauses going to be amended - can we see what changes are proposed?	Council should be given the opportunity to review tracked-change versions of planning scheme amendment documentation to ensure how specific clauses are amended does not inadvertently impact land outside the activity centre boundary.
	West Footscray - EAO should be applied to sites along Barkly street	If DTP progress with applying the BFO to land along Barkly Street outside of existing Activity Centre, an EAO should be applied at the same time to ensure environmental considerations such as potentially contaminated land are appropriately planned for.
	Clause 15.01-5L Neighbourhood character	How will this be amended? Map? Exemption sentence?
	Clause 02.01 Context and Clause 02.03 Strategic Directions	Further changes will be required to these clauses.
	Clause 02.04 Strategic Framework Plans	How will strategic framework plans be updated - will housing change areas be a new category? All 6 framework plans will be required to be updated.

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Appendix D – Consolidated list of recommendations

No.	Recommendation
4R.1	Amend the Middle Footscray train and tram activity centre boundary to reflect the activity centre boundary identified in the Seddon Neighbourhood Plan, which was strategically investigated, resolved and adopted in 2025.
4R.2	Amend the Draft Maps to reflect the built form guidelines set out in the Seddon Neighbourhood Plan at Appendix B regarding building height, street wall, front setbacks, side setback and rear setbacks.
4R.3	Amend the West Footscray train and tram activity centre boundary to reflect the Neighbourhood Activity Centre boundary identified in the West Footscray Neighbourhood Plan.
4R.4	Amend heights to reflect the existing built form controls in DDO7 and DD08 of the Maribyrnong Planning Scheme, including up to 4 storeys in the activity centre, up to 6 storeys on strategic redevelopment sites subject to future strategic work, and up to 8 storeys near the West Footscray Railway Station.
4R.5	Remove the proposed 12 storey building height for the Central West Shopping Centre and insert a requirement for masterplanning to be undertaken to understand what uses, heights and interfaces are suitable for the site.
4R.6	Inner catchment area 1 should be removed from the inner catchment and be designated as an outer catchment area.
4R.7	Inner catchment areas 2 and 3 should be removed from the inner catchment and designated as outer catchment areas.
4R.8	The outer catchment area should be reduced in size to reflect a more accurate 10 minute walking catchment from the train stations and/or activity centre cores.
5R.1	The BFO should not be applied to land in an incompatible zone.
5R.2	An updated BFO schedule that is specific to the activity centres in the Middle Footscray to Tottenham Cluster should be supplied to Council for review.
5R.3	The BFO should only be applied within the Council endorsed activity centre boundaries in accordance with Council's extensive strategic work.
5R.4	The planning scheme amendment should form part of a third phase of engagement so that Council and the community are fully informed of the impacts of the amendment.
5R.5	DTP should provide Council with all background documents and supporting analysis of the proposed planning scheme changes and allow time for Council to provide considered feedback on these documents.
6R.1	Provide Council with the capacity and supporting information for new homes in the Middle Footscray to Tottenham Cluster train and tram activity centre zones as a matter of urgency.
6R.2	Investigate other mechanisms outside the planning framework to encourage development.
7R.1	The supporting / background reports that have informed the infrastructure requirements should be provided to Council for review and comment.

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7R.2	The proposed infrastructure provision as part of the Activity Centre Program, which includes the identification of what infrastructure is required to meet the planned growth in each area should be provided to Council for review and comment
7R.3	The Activity Centre Program should be paused until an infrastructure collection mechanism is finalised, including how this will work with the existing Maribyrnong Development Contributions Plan and whether it will be adequate to address the infrastructure needs of the anticipated growth.
7R.4	DTP should to provide Council with the draft Infrastructure Contributions Plan and supporting information for review and comment.
8R.1	Review the impacts of heights on existing open space and green streets; in terms of solar access, and wind tunnel effect.
8R.2	Identify and deliver new open space to accommodate for the increase demands; this can be through the expansion of existing open spaces, or the development of new open space which may require the acquisition of properties to achieve.
8R.3	Partner with Council to upgrade existing open spaces in the activity centres as identified below.
8R.5	Provide funding for Council to upgrade Harris Reserve.
8R.6	The State Government should assist with the identification, acquisition and development of land for new open space to support growth projections in Seddon.
8R.7	State Government development of the existing Footscray hospital site, to the north of the Activity Centre, should include open space and plan for strong pedestrian and cycling connections south down to the activity centre and train station.
8R.8	Provide funding for Council to upgrade McNabb Reserve and Gaudion Reserve.
8R.9	The State Government / VicTrack should undertake major upgrade of Lions Park, which is on land owned by VicTrack.
8R.10	The State Government should assist with the identification, acquisition and development of land for new open space in the West Footscray area.
8R.11	Provide funding for Council to upgrade Ruby Square.
8R. 12	The State Government/VicTrack should identify open space opportunities within the railway reserve, which is on VicTrack land.
8R.13	The State Government should assist with establishing a new linear open space corridor along Stony Creek, to the south of the railway line.
8R.14	The State Government should assist with the identification, acquisition and development of land for new open space in the Tottenham/Braybrook area.
8R.15	Inclusion of a land contribution for public open space provision to any major development site in the Central West Shopping precinct.
9R.1	Amend the proposed planning controls to include mandatory affordable housing requirements.
9R.2	Promote, partner and fund emerging affordable housing models to support the delivery of social and affordable housing.

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10R.1	Direct increased growth away from key roads with high volumes of trucks and vehicles such as Geelong Road and Williamstown Road.
10R.2	Identify additional ways for tree canopy to be increased in the activity centres to reduce the heat island effect.
10R.3	Integrate requirements for flood resilience, WSUD and climate responsive housing.
10R.4	Integrate a water orientated precinct planning approach.
10R.5	Require ESD standards to be implemented.
11R.1	The Activity Centre Program implementation should be paused until the details and outcomes of State Government's planning reforms are known.
12R.1	Provide greater scope and time for Council and the community to participate in the consultation process to allow meaningful engagement to occur.
12R.2	Conduct a third phase of engagement on the Activity Centre Plan, supporting documents and the planning scheme amendment once the full suite of documents are made public.
13R.1	Further consultation should be undertaken on the draft Activity Centre Plan and supporting information with Council, the community, Traditional Custodians and key stakeholders.
13R.2	An Independent Advisory Committee should be appointed and a hearing conducted to consider unresolved matters on the draft Activity Centre Plan.