

# Proposed redevelopment of 53 Wattle Road and 34 George Street, Maidstone

Amendment C158 and Planning Permit Application TP160

## What's happening?

The owners have applied to Council to rezone 53 Wattle Road and 34 George Street in Maidstone to residential and grant a permit to build 12 dwellings.

Council is seeking community feedback on the proposal until **Monday 7 December 2020**.

Read on to find out more about the proposal and how to have your say.

## About the site

The subject site is shown on the aerial photo with a red outline. It has an area of approximately 1,850 square metres and is located on the corner of Wattle Road and George Street in Maidstone. It is currently zoned Industrial 3, which means it can be used for manufacturing and warehousing.

A brick warehouse building occupies the front third of the site while the remainder is vacant.

Residential properties neighbour the site to the north, east and south. An unmade road (George Street) and industrial properties are located to the west. The site is close to Highpoint Activity Centre and public transport.

The Maidstone Hampstead Road East Framework Plan (2015) identifies it as a strategic redevelopment site suitable for transition to residential use. It recommends residential development be 2-3 storeys and include landscaping along its east and west boundaries.

Council's Housing Strategy also nominates the site for substantial change to assist in meeting our City's changing housing needs.



## What are the proposed changes?

Amendment C158 seeks to change the Maribyrnong Planning Scheme by rezoning the site from industrial to residential. It also seeks to apply an Environmental Audit Overlay to ensure any contamination is remediated before residential use can occur.

The owner has also applied for a planning permit to build 12 dwellings. Proposed development includes:

- Demolition of the existing warehouse building.
- Construction of 12 double-storey dwellings. The dwellings would be terrace-style with a maximum height of approximately 8 metres.
- Two car spaces for each dwelling.
- Planting of at least one canopy tree per dwelling, front garden to Wattle Road and landscaping along all street interfaces.
- Requirement that the developer construct and seal adjoining unmade road (George Street).

## Where can I view the plans and find out more?

You can view the proposed amendment and permit application documents (including development plans) by visiting our website:

[www.maribyrnong.vic.gov.au/AmendmentC158](http://www.maribyrnong.vic.gov.au/AmendmentC158)

Questions? Call us on 9688 0200 and ask to speak with a member of Council's Strategic Planning Team or email [AmendmentC158@maribyrnong.vic.gov.au](mailto:AmendmentC158@maribyrnong.vic.gov.au)

## How can I have my say?

Anyone who may be affected can make a submission up to **Monday 7 December 2020**.

Submissions must be made in writing giving your name and address, clearly stating the grounds on which you support or oppose the proposal and indicate any changes (if any) you wish to be made.

You can lodge your submission online, email or post:

**Online:** [www.yourcityyourvoice.com.au](http://www.yourcityyourvoice.com.au)

**Email:** [AmendmentC158@maribyrnong.vic.gov.au](mailto:AmendmentC158@maribyrnong.vic.gov.au)

**Post:** Maribyrnong City Council  
Strategic Planning Amendment C158  
PO Box 58, Footscray VIC 3011

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

The closing date for submissions is **Monday 7 December 2020**.

## What happens next?

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

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



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