

Draft Maribyrnong Planning Scheme Amendment C193mari Former Footscray Hospital Site – 160 Gordon Street, Footscray

1. Nature of Submission

I wish to formally object to the Draft Maribyrnong Planning Scheme Amendment C193mari in its current form.

My objection relates primarily to the inadequate provision and protection of public open space within the proposed planning framework for the former Footscray Hospital site and the adjoining Council-owned land.

I support the responsible redevelopment of the site, including appropriate residential development, commercial activities and community facilities. However, I consider that the proposed amendment must be revised to properly incorporate the community's long-term public open-space requirements before it is approved.

2. Insufficient Provision for Public Open Space

The former Footscray Hospital site represents a significant public asset and a rare opportunity to deliver substantial, accessible green space in an established and growing urban community.

Maribyrnong Council has advocated for a minimum of 3.5 hectares of public open space across the wider site, including consideration of the adjoining Council-owned carpark.

However, Development Victoria's draft master plan reportedly identifies approximately 2.7 hectares of public open space within the State-owned land.

This difference is significant. The proposed planning framework should not proceed without adequately addressing the community's request for a larger, connected public park.

The adjoining Council-owned land should be considered as part of an integrated whole-of-site planning approach, rather than treating the State-owned land in isolation.

3. Need for Clear and Enforceable Planning Provisions

A general commitment or indicative designation of future open space is insufficient to guarantee the delivery of the public park required by the community.

The planning amendment should clearly establish and protect:

A minimum of 3.5 hectares of public open space across the wider site.

The location, boundaries and configuration of the proposed park.

Appropriate public access and long-term public use.

The integration of the park with surrounding streets, pedestrian connections and community facilities.

Protection against future development reducing the designated open-space area.

These requirements should be reflected in appropriate statutory planning controls and supporting amendment documents, rather than being left solely to subsequent master-planning or development approval processes.

4. Historical and Community Significance

The former Footscray Hospital site has significant historical and social value to the local community.

For generations, residents have contributed to the development and wellbeing of Footscray through their work, community involvement, support and generosity.

The redevelopment of this public asset should recognise that history and deliver enduring benefits for current residents and future generations.

Footscray requires additional public green space to support recreation, environmental sustainability, urban cooling, community interaction and the overall liveability of the area.

The opportunity to establish a substantial, connected public park should not be compromised by planning decisions that may be difficult or costly to reverse once redevelopment has commenced.

5. Requested Changes to Amendment C193mari

I respectfully request that the planning authority and Victorian Government:

1. Reconsider and revise Amendment C193mari to incorporate provision for at least 3.5 hectares of public open space across the wider former hospital site and adjoining Council-owned land.
2. Adopt a whole-of-site planning approach that properly considers the State-owned hospital land together with the adjoining Council-owned carpark.
3. Introduce appropriate statutory planning provisions to clearly identify and secure the minimum area, location, boundaries and intended public use of the proposed park.
4. Ensure that the proposed zoning, overlays, schedules and associated planning controls do not permit future development to undermine or reduce the required public open space.
5. Establish clear arrangements for the delivery, funding, public access, maintenance and long-term protection of the parkland.
6. Undertake further meaningful consultation with Maribyrnong Council and the local community to address these matters before the amendment is finalised and approved.

6. Conclusion

I support the responsible redevelopment of the former Footscray Hospital site. However, redevelopment must achieve an appropriate balance between housing, community facilities and public open space.

The proposed amendment presents a significant opportunity to establish a lasting public asset for Footscray. That opportunity should be properly protected through the planning framework before the rezoning and subsequent development proceed.

I therefore formally object to Draft Maribyrnong Planning Scheme Amendment C193mari in its current form and request that it be revised to secure at least 3.5 hectares of connected public open space across the wider site.

This is an important long-term planning decision that will affect the liveability, character and wellbeing of Footscray for generations.

I respectfully request that this submission be considered in the assessment of Amendment C193mari.

Submitted by:

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Safety. Opportunity. Community.